



Tuesday, July 26, 2022

Location: Borough Assembly Chambers

**REVISED** - Work Session from 6:00 – 7:00 PM / Regular Assembly Meeting at 7:00 PM

**WORK SESSION (6:00 - 7:00 PM)**

- i. Discussion regarding General Obligation Bond Issuance

**1. CALL TO ORDER**

- a. PLEDGE OF ALLEGIANCE led by Assembly Member David Powell  
b. CEREMONIAL MATTERS – None.

**2. ROLL CALL**

- 3. PERSONS TO BE HEARD** - *Section WMC 3.05.040 (C) states that: The chair may call to order any person who is breaching the peace or being disorderly by speaking without recognition, engaging in booing or catcalls, speaking vulgarities, name calling, personal attacks, or engaging in other conduct which is determined by the chair to be disruptive of the meeting. Any person so disrupting a meeting of the assembly may be removed and barred from further attendance at the meeting unless permission to return or remain is granted by a majority vote of the assembly.*

**4. AMENDMENTS TO THE AGENDA**

**5. CONFLICT OF INTEREST**

- 6. CONSENT AGENDA** - *Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. there will be no separate discussion of these items. **If the borough mayor, assembly member, manager, or clerk requests discussion on any item, that item will be removed from the consent agenda and will be considered under unfinished business (no motion is necessary to move an item from the consent agenda).***

**MOTION ONLY:** *Move to Approve the Consent Agenda, as submitted.*

- a. **RESOLUTION No. 07-22-1706** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2023 BUDGET BY TRANSFERRING \$30,000 FROM THE GENERAL FUND RESERVES TO THE GENERAL FUND CIP FUND AND AUTHORIZING ITS EXPENDITURE FOR THE AIRPORT RUNWAY LIGHTING BACKUP GENERATOR PROJECT
- b. Final Plat review of the Kuntz Replat, a subdivision and replat of Lot 2, Healthcare Subdivision III (Plat # 2018 -7) zoned Open Space/Public, owned by SEARHC, and Lot 4, Block 29, USS 1119 (Plat # 73-7) zoned Single Family Residential, owned by Robert Kuntz, creating Lots 2A and 4A, Kuntz Replat
- c. Final Plat review of the Henson Replat, a replat of Lot A and Lot B of the Henson/Molitor Replat (Plat No. 2008-5) creating Lot A-1 and Lot B-1, zoned Rural Residential 1, owned and requested by Steve and Terri Henson
- d. Minutes from the June 28, 2022 Regular Assembly Meeting
- e. Minutes from the July 11, 2022 Special Assembly Meeting

f. CORRESPONDENCE - School Board Minutes from the May 16, 2022 Regular Meeting

g. CORRESPONDENCE: School Board Action from the July 18, 2022 Special Meeting

## **7. BOROUGH MANAGER'S REPORT**

a. Borough Manager's Report

## **8. BOROUGH CLERK'S FILE**

a. Borough Clerk's Report

## **9. MAYOR AND ASSEMBLY BUSINESS**

## **10. MAYOR AND ASSEMBLY APPOINTMENTS**

## **11. PUBLIC HEARING**

a. Approval to move forward with the Sale of City-Owned Tidelands, Lot 6, block 84B, Wrangell Tidelands Addition, currently leased by Ben Curtis, requested by Ben Curtis and Shirley Wimberley

## **12. UNFINISHED BUSINESS**

## **13. NEW BUSINESS**

a. Approval to hold a Special Assembly Meeting on August 8, 2022

b. Approval of a Sole Source Procurement in Conformance with Section 5.10.050 (B) of the Wrangell Municipal Code from Meridian Systems, Inc. for the Recreation Center DDC Upgrades project in the amount of \$82,323

c. Approval to list the Old Wrangell Medical Center Building and Land as described as Lot A, Block 54, WMC Replat, Plat 2018-6 with a Real Estate Agent

d. Approval of an Amendment to the Professional Services Agreement with Morris Engineering Group, Inc. for continued Engineering Services for the High School and Middle School Fire Alarm System Replacement

**14. ATTORNEY'S FILE** – Available for Assembly review in the Borough Clerk's office

## **15. EXECUTIVE SESSION**



a. **Executive Session:** Discussion on the strategies, in the best interest of the City and Borough of Wrangell, regarding the possible sale and disposition of the 6 – Mile Site Property (Old Mill Site)

## **16. ADJOURNMENT**



**CITY & BOROUGH  
OF WRANGELL**

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**July 22, 2022**

To: Jeffrey Good, *Borough Manager*  
 Bill Burr, *WPSD Superintendent*  
 Stephen Prysunka, *Borough Mayor*  
 Tammy Stromberg, *WPSD Business Manager*  
 City and Borough of Wrangell Assembly

From: Mason Villarma, Finance Director

Subject: Tentative General Obligation Bond Issuance Schedule

The purpose of this memo is to outline the general obligation bond issuance process and to provide a timeline that includes the necessary steps to successfully issue municipal debt. This is a long and robust process that requires various parties to execute their roles without fail. The following professionals will be involved in the issuance process:

Preparation of Alaska Bond Bank (AMBBA) Application – Mason Villarma, Finance Director

Review of Application – Deven Mitchell, AMBBA Executive Director  
 Bond Ordinance – Joe Levesque & Marc Greenough, Bond Legal Counsel  
 Special G.O Bond Committee – To be determined by mayoral appointment  
 Ordinance Approval – City and Borough of Wrangell Assembly

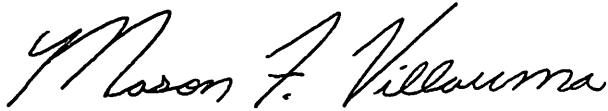
The Borough Manager, School Superintendent, School Business Manager, Capital Facilities Director, and School Maintenance Director will be involved in most of the steps listed above in some form.

These steps should articulate a typical issuance process, however, are subject to change based on a variety of external factors. Additionally, some of the following steps are out of

the Borough's control. As such, an unsuccessful issuance outcome could result despite flawless preparation and execution on the Borough's behalf.

If there are any questions and comments, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink that reads "Mason F. Villarma". The signature is written in a cursive style with a large initial "M".

Mason Villarma

*Finance Director*

**City and Borough of Wrangell**

## **Public Safety Building and School General Obligation Bond Process:**

**Overview:** The Borough is considering a combined issuance of municipal debt in the amount of \$15 million to address deferred maintenance of the Public Safety Building and School District Facilities. Because the projects are not mutually exclusive, the Borough intends to seek two separate general obligation bond ordinance approvals –one for the Public Safety Building and one for the School District. The bond proposals are \$10.5 million and \$4.5 million for the Public Safety Building and the School District, respectively. From a strategic perspective, the Borough is proposing the entire amount needed to address a phase one rehab of the Public Safety Building. On the School District side, we are proposing an amount equivalent to a 35% match (\$4.5 million) for a comprehensive and successful DEED CIP Major Maintenance Project estimated at \$12.9 million.

Per discussions with the Alaska Municipal Bond Bank Authority (AMBBA), the Borough speculates that the effective rate of interest will be 4%. Each bond will have a 20-year maturity, however, will have callable options at year ten. A sensitivity analysis will be presented at the July 26<sup>th</sup> Assembly Work Session.

### **Step #1: Assembly Work Session**

#### **July 26, 2022**

At the work session the Borough and School District will provide information related to the bond issuance process and the various financial impacts an issuance will have on the Borough and its tax base.

### **Step #2: Ordinance Drafting**

#### **July 27, 2022 – August 7, 2022**

The Borough Manager and Bond Attorneys will work to draft two separate ordinances that exemplify two distinct projects and will require separate authorizations by the voters at the October 4<sup>th</sup> General Election.

### **Step #3: Approve Necessary Bond Ordinances**

#### **First Reading: August 8, 2022 / Second Reading and Public Hearing: August 23, 2022**

The Borough Assembly will be vested with the decision to approve or dismiss each bond ordinance respectively. On the August 23<sup>rd</sup> meeting, it is recommended by Borough Administration that a Special Committee is approved by resolution to strategically discuss and promote the bond issuance as well as the use of bond proceeds. Two Assembly Members will be appointed to the committee by Mayor Prysunka.

**Step #4: General Election****October 4, 2022**

The Citizens of Wrangell will vote on each bond proposition. If one or more of the bond propositions are approved, the Finance Director will be directed to fill out the bond bank application in accordance with the amount approved by the Assembly and voters. If both propositions are denied, the Borough will owe no consideration to the Bond Attorneys for their work up to this point.

**Step #5: Bond Bank Application Submission and Board Approval****October – November**

The Finance Director will submit the completed application to the Alaska Bond Bank Board for approval. The board will review the financial status and other economic factors to determine whether the Borough demonstrates the financial capacity to sustainably absorb the debt service related to the prospective bond issuance.

**Step #6: Sale of the Bonds****January – March 2023**

The bonds will be sold on Wall Street at a premium, discount, or at par. The Borough will cover each of these scenarios in the Assembly Work Session on July 26<sup>th</sup>.

**Step #7: Bond Proceeds Received & Design and Bid Documents for Work to be Performed****May – June 2023**

When the bonds are sold, the Borough will receive the proceeds from the bond within 60 days. Simultaneously, the Capital Facilities Director and Borough Manager will work to complete the necessary design contracts and bid documentation for the Public Safety Building rehabilitation project.

**Step #8: Assembly to Adjust Mill Rate to Satisfy Debt Service****June 1 – June 15, 2023**

The Assembly will have to adopt a mill rate that satisfies the debt service. A financial model will be completed after the town is completely reassessed to accurately determine the optimum mill rate to meet the Borough's debt service obligations.

**Step #9: Condition Survey for School District****June 2023**

The Borough and District will have to take several measures to ensure that their DEED CIP Major Maintenance Application will score highly among regional and state competition. To be competitive, the Borough and School District must consider having a condition survey performed at the high school, middle school, and elementary school. Mrs. Stromberg, the School Business Manager, will be able to elaborate on this step in greater detail.

**Step #10: Application for DEED CIP Major Maintenance****August 2023**

The Borough and School District will submit their \$12.9 million comprehensive maintenance project to the Department of Education. The project will be either approved or denied. Strategically, the Borough's \$4.5M bond proceeds for the School District will be used as the required 35% match for the major maintenance program. If the application is not selected, the Borough will have to reduce the scope of the project to just the critical structural elements of the high school and middle school.

**Step #11: Advertise to Bid, Sign with Contractor, Notice to Proceed, and Construction****January 2024 – September 2025**

Project management truly will begin at this point. Because the timeline is so long, the Borough and School District will offer more explanation on this step in the process closer to the execution date.

**Public Safety Building Phase 1 Renovation Cost Estimate**  
**Wednesday, July 20, 2022**

Item i.

**Phased Projects**

**Estimated Costs**

**Phase I - Structural, Flat/Sloped Roofs, Siding, Exterior Openings, DDC, Fire Alarm, Elevator**

Convert Flat Roofs to Storage with Usable Floor	\$	47,000.00
Convert Flat Roofs to Sloped Metal Roofs	\$	466,207.00
Replace Existing Metal Roofing	\$	558,464.00
Roof Drains	\$	6,160.00
Elevator Modernization	\$	250,000.00
Fire Alarm System	\$	149,670.00
DDC Temperature Controls	\$	318,739.00
Structural Framing	\$	491,136.00
Siding and Affected Interior GWB (complete with insulation/vapor barrier/etc.)	\$	1,136,214.00
15% Percent of Interior Finishes and HVAC/Sprinkler/Electric/Telecom for Reconst	\$	323,402.85
Exterior Doors and Windows	\$	334,969.00
Construction Subtotal	\$	4,081,961.85
Estimating Contingency (10%)	\$	408,196.19
Construction Subtotal	\$	4,490,158.04
Escalation for Inflation - 48 months @ 9.0% = 36% (accounts for escalation since 2018)	\$	1,616,456.89
Construction Total	\$	6,106,614.93
General Contractor Overhead and Profit (20%)	\$	816,392.37
General Contractor Bond & Insurance (3.5%)	\$	142,868.66
Construction Contingency (15%)	\$	612,294.28
Estimated Construction Total	\$	7,678,170.24
Architectural & Engineering Design (15%)	\$	1,151,725.54
Construction Administration / Inspections (15%)	\$	1,151,725.54
City and Borough of Wrangell Administration (2%)	\$	153,563.40
Project Cost of Phase I	\$	10,135,184.72
Tenant Relocation	\$	250,000.00
Total Project Cost	\$	10,385,184.72

<u>Convert Flat Roof to Sloped Metal Roof</u>		<u>Total Cost</u>
Construct Structural Roof Framing	\$	200,000.00
Metal Roofing	\$	215,220.00
Flashing	\$	8,400.00
Underlayment	\$	36,587.40
Ridge Assembly	\$	6,000.00
Total	\$	466,207.40



# Wrangell Public Schools Support for Bond Proposal

## Major Maintenance CIP Grant Project

Project cost for all buildings	<b>\$ 12,857,143</b>
State share of project cost	\$ 8,357,143
35% local share funded through bond issue and cost of condition surveys paid upfront	\$ 4,500,000
Estimated cost of condition surveys	\$ 385,900

**Prior projects funded by the DEED through this program total \$5.45M.**

**Combining three schools into one project provides the opportunity for:**

- Savings on mobilization and demobilization costs incurred on the project.  
There would be one mobilization and demobilization rather than two or three;
- Maximizing State funding;
- Better materials pricing on a larger volume;
- Is the preferred approach by the Alaska DEED due to these savings; and,
- Addresses as many issues as possible at once to maximize savings and operational efficiency.

- The only funding source available for school major maintenance projects presently is the Major Maintenance CIP Grant program.
- The most recent districtwide major maintenance project was funded by Alaska DEED in 2006 (16 years ago).
- Major building components estimated at \$5.7M are past their useful lives including roofs, fire alarm panels, siding, and boilers.
- Funding under the Major Maintenance CIP Grant program is competitive. Current condition surveys and a well-prepared application will be required to score as well as possible.
- Condition surveys and professional cost estimates can be completed to support a fall 2023 application for funding under the Major Maintenance CIP Grant program.
- The project would likely be completed in two phases (two construction seasons).
- A high scoring project does not guarantee funding. Funding is appropriated by the Legislature. The highest scoring projects are funded first (from highest to lowest score). If the project is not funded under the Major Maintenance CIP Grant program, the application can be revised and submitted under the School Bond Debt Reimbursement program when the moratorium is lifted in 2025.

**Project Funded Through Bond Debt Reimbursement Program**  
(currently a moratorium on this program is in place until July 1, 2025).

Project cost for all buildings \$ 12,857,143

Condition Surveys - Upfront costs \$ 385,900

Share Reimbursed by State at Possible Rates*	State Share	Muni Share
40% Reimbursed	\$ 5,142,857	\$ 7,714,286
50% Reimbursed	\$ 6,428,572	\$ 6,428,572
60% Reimbursed	\$ 7,714,286	\$ 5,142,857

\*Reimbursement rates depend on legislation or the expiration of the moratorium on 7 /1/2025

**Note:** Costs are estimated without benefit of a recent condition survey or professional cost estimate. Professional condition surveys and cost estimates could increase the scope of the major maintenance project and provide more thorough cost estimates.

**Wrangell Public School Capital Project Consideration**

- The facilities range from 53 to 35 years of age as follows:
  - Primary building – 53 years;
  - Elementary building – 43 years;
  - Middle School & Voc Ed building – 43 years;
  - Wrangell High School building– 37 years;
  - Wrangell High School Phase 2 building– 35 years.
  
- Component estimated cost and end of life is provided on the following pages.

**High/Middle School - Project Component Estimates**

	<b>Estimated Costs</b>	<b>Component End of Life</b>
Exterior painting & siding repair	341,750	2015
Stikine Middle School roof replacement	895,386	2015
High School phase II gym roof replacement (flat roof)	615,150	2015
High/Middle School pneumatic control removal and replace with digital controls.	129,865	
Middle School boiler replacement	187,279	2009
High/Middle School backup generator transfer switch	47,845	2015
Exterior door access control	68,350	
Security camera upgrades	12,303	
Exterior LED light upgrade	20,505	2010
Interior High/Middle School LED lighting upgrade	205,050	2010
High School carpet replacement	341,750	2015
High School window and siding replacement	683,501	2015
High School sidewalk & brick removal and repair Reid Street	109,360	
High School/Middle School intercom system	123,030	2000
Replace courtyard cement with a safety surface and safety fencing.	246,060	
Remodel office at Middle School	27,340	
Asbestos removal.	10,936	
Playground package for coutryard between Middle School and High School.	88,855	
Interior door access control.	123,323	
Correct all code deficiencies.	109,360	
Building condition surveys	253,900	
Mobilization, general operating costs/overhead 15%	698,538	
Contractor mark up 10%	533,944	
	Subtotal	
	5,873,380	
	With Contingency 15%	
	6,754,387	

## Elementary School - Project Component Estimates

	Estimated Costs	Component End of Life
Roof replacement	1,302,150	2015
Gym upgrade (floors, exterior doors)	478,450	2013
Primary building demolition	656,160	
Sound proof administrative offices	6,835	
Replace pneumatic controls with digital controls	136,700	
Fire alarm panel upgrade	170,875	2018
Exterior door access control	61,515	
Security camera upgrade	8,202	
Exterior LED light upgrade	13,670	
Interior LED light upgrade	191,380	
Intercom/PA/bell system replacement	68,350	2018
Carpet replacement	280,235	2014
Interior door access control	82,020	
Evergreen sidewalk replacement	41,010	
Parking lot paving	341,750	
Asbestos removal	13,670	
Correct all code deficiencies	109,360	
Ventilation system inspection and repair	68,350	
Reroute primary heating and communication lines	27,340	
Condition survey	132,000	
Mobilization, general operating costs/overhead 15%	634,288	
Contractor mark up 10%	482,431	
	Subtotal	
	5,306,744	
	With Contingency 15%	
	6,102,756	

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	
	<u>Agenda Section</u>	<b>6</b>

**RESOLUTION No. 07-22-1706 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2023 BUDGET BY TRANSFERRING \$30,000 FROM THE GENERAL FUND RESERVES TO THE GENERAL FUND CIP FUND AND AUTHORIZING ITS EXPENDITURE FOR THE AIRPORT RUNWAY LIGHTING BACKUP GENERATOR PROJECT**

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director

FISCAL NOTE:

<b>Expenditure Required: \$30,000</b>		
FY 20:	FY 23: \$30,000	FY24:

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Resolution No. 07-22-1706.

This item is being considered under the Consent Agenda. Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion on these items. **If the Mayor, and Assembly Member, the Manager or Clerk requests discussion and/or consideration on an item under the Consent Agenda, that item will be removed from the Consent Agenda and will be considered under Unfinished Business.**

**RECOMMENDATION MOTION (Consent Agenda Item):**  
**Move to approve Resolution No. 07-22-1706.**

**SUMMARY STATEMENT:**

The Wrangell Airport is without capability of powering their runway lights in the event of a power outage affecting their facility, which eliminates the ability of aircraft to land between the end of evening civil twilight and the beginning of morning civil twilight in the event of a power outage at the airport. The City and Borough of Wrangell has identified this shortfall in community service one of a critical nature in preparing for and responding to Medivac needs related to the COVID-19 pandemic and community resiliency.

Resolution 12-21-1648 approved funding from the CARES Act grant for the purchase of a backup generator capable of powering the runway lights at the Wrangell DOT-owned airport facility. That resolution also indicated that the electrical connectivity to accommodate the generator at the site was included; however, due to the expiration of the grant, the electrical design work was not complete in time to be included.

While the generator has been purchased, the electrical construction work remains to be performed. The Borough has received a commitment from the DOT Commissioner that DOT will reimburse the Borough for the cost to provide the electrical connectivity work required to accommodate the backup generator at the runway lighting service equipment, including the engineering work remaining to address DOT engineer's review and comments and assist with bidding and a final inspection of the work.

The estimated construction and engineering expenses are \$30,000, proposed to be provided through a FY 2023 Budget Amendment, transferring the funds from the General Fund Reserves to the General Fund CIP Fund for the Airport Runway Lighting Backup Generator project. These funds are expected to be reimbursed to the Borough by DOT, once the project is complete.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 07-22-1706

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2023 BUDGET BY TRANSFERRING \$30,000 FROM THE GENERAL FUND RESERVES TO THE GENERAL FUND CIP FUND AND AUTHORIZING ITS EXPENDITURE FOR THE AIRPORT RUNWAY LIGHTING BACKUP GENERATOR PROJECT

WHEREAS, the Wrangell Airport is without capability of powering their runway lights in the event of a power outage affecting their facility, which eliminates the ability of aircraft to land between the end of evening civil twilight and the beginning of morning civil twilight in the event of a power outage at the airport; and

WHEREAS, the City and Borough of Wrangell has identified this shortfall in community service one of a critical nature in preparing for and responding to Medivac needs related to the COVID-19 pandemic and community resiliency; and

WHEREAS, the State of Alaska, Department of Transportation, has agreed to reimburse the City and Borough of Wrangell for expenses related to the construction of the electrical connectivity work required to accommodate the backup generator at the runway lighting service equipment; and

WHEREAS, it is necessary to amend the FY 2023 Budget by transferring \$30,000 from the General Fund to cover the costs of the Airport Runway Lighting Backup Generator project in advance of a project cost reimbursement from the State of Alaska, Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, that:

Section 1: The FY 2023 Budget is amended to reflect a transfer of funds, in the amount of \$30,000, from General Fund Reserves to the General Fund CIP Fund for the Airport Runway Lighting Backup Generator project and authorizing its expenditures.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 26<sup>th</sup> DAY OF JULY, 2023.

CITY & BOROUGH OF WRANGELL, ALASKA

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Stephen Prysunka, Borough Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk



**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>6</b>

Final Plat review of the Kuntz Replat, a subdivision and replat of Lot 2, Healthcare Subdivision III (Plat # 2018 -7) zoned Open Space/Public, owned by SEARHC, and Lot 4, Block 29, USS 1119 (Plat # 73-7) zoned Single Family Residential, owned by Robert Kuntz, creating Lots 2A and 4A, Kuntz Replat

SUBMITTED BY:  
  
Carol Rushmore, Economic Development Director

FISCAL NOTE:

<b>Expenditure Required: \$XXX Total</b>		
FY 21: \$	FY 22: \$	FY23: \$
<b>Amount Budgeted:</b>		
	FY22 \$XXX	
<b>Account Number(s):</b>		
	XXXXX XXX XXXX	
<b>Account Name(s):</b>		
	Enter Text Here	
<b>Unencumbered Balance(s) (prior to expenditure):</b>		
	\$XXX	

Reviews/Approvals/Recommendations

<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Final Plat 2. Aerial

This item is being considered under the Consent Agenda. Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion on these items. **If the Mayor, and Assembly Member, the Manager or Clerk requests discussion and/or consideration on an item under the Consent Agenda, that item will be removed from the Consent Agenda and will be considered under Unfinished Business.**

**RECOMMENDATION MOTION:**  
Move to Approve the final plat of the Kuntz Replat

**SUMMARY STATEMENT:**

The proposed replat addresses an encroachment of Mr. Kuntz's residence and garage onto property owned by the Southeast Alaska Regional Health Consortium. This plat represents the agreement by both parties to resolve the encroachments. A variance was also applied for in order for the setbacks of the residence and garage to be in compliance. The SEARHC land being combined with Mr. Kuntz property was approved for the zone change from OS/P to SFR so his entire parcel will be zoned SFR.

The Planning and Zoning Commission approved the final plat at their regular meeting of July 14, 2022.

**NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND ADJUST THE ADJOINING LOT LINE BETWEEN LOT 2, OF HEALTH CARE SUBDIVISION III (PLAT 2018-7), AND LOT 4, BLOCK 29 (PLAT 73-7).
  2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
  3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  4. THE BASIS OF BEARING FOR THIS PLAT IS THE MEASURED BEARING OF S43°17'28"W AND DISTANCE OF 4321.76 FEET BETWEEN CORNER NUMBER 37 OF U.S.S. 1119 AND W.C.M.C. NO. 38 OF U.S.S. 125. THIS LINE WAS ALSO EXCEPTED AS THE TRUE WRANGELL TOWNSITE BOUNDARY WHICH RESULTED IN SEVERAL MONUMENTS ALONG THAT LINE TO BE SHOWN OFFLINE AS SHOWN IN THE DETAILS ON SHEET 2.
  5. REFERENCE AC, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 63544.
  6. SUBJECT TO EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 2010-4 AND PLAT 2010-6.
  7. SUBJECT TO ACCESS EASEMENTS, STORM DRAIN EASEMENTS, ACCESS AND UTILITY EASEMENT AS DISCLOSED IN CORRECTIVE STATUTORY WARRANT DEED RECORDING MAY 15, 2012 AS DOCUMENT # 2012-000208-0.
  8. REFERENCE NOTE 2 OF PLAT 2018-7 WHERE IT STATES THAT THE CITY AND BOROUGH OF WRANGELL IS INTENDING TO VACATE THOSE PORTIONS OF THE EASEMENTS SHOWN IN DOCUMENT 2012-000208-0 DISCLOSED IN PLAT 2018-7.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
- U.S.S. NO. 1119 (WRANGELL TOWNSITE)
  - PLAT 73-7
  - PLAT 86-1 (A.S.L.S. 84-83)
  - PLAT 2010-4 (HEALTH CARE SUBDIVISION I)
  - PLAT 2010-6 (HEALTH CARE SUBDIVISION II)
  - PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)
  - CORRECTIVE NOTICE 2012-000207-0
  - CORRECTIVE NOTICE 2012-000208-0
  - BOUNDARY SURVEY PLAT 2012-000449-0
  - PLAT 2018-2 (ETOLIN AVENUE REPLAT)
  - PLAT 2018-7 (HEALTH CARE SUBDIVISION III)
  - PLAT 2020-9 (PRINGLE AVENUE SUBDIVISION)
  - DEED 2007-000449-0
  - CORRECTIVE NOTICE OF FEDERAL INTEREST 2012-000207-0
  - DEED 2018-000306-0

**OWNERSHIP STATUS**

1. LOT 2, HEALTH CARE SUBDIVISION III (S.E.A.R.H.C.)
2. LOT 4, BLOCK 29 (ROBERT D. KUNTZ)

**PROPOSED OWNERSHIP**

1. LOT 2A, KUNTZ REPLAT (S.E.A.R.H.C.)
2. LOT 4A, KUNTZ REPLAT (ROBERT D. KUNTZ)

**PREVIOUS LOT AREAS**

1. LOT 2, HEALTH CARE SUBDIVISION III (229,095 SQ. FT.) (5.26 ACRES)
2. LOT 4, BLOCK 29 (16,054 SQ. FT.)

**NEW LOT AREAS**

1. NEW LOT 2A, KUNTZ REPLAT (227,808 SQ. FT.) (5.20 ACRES)
2. LOT 4A, KUNTZ REPLAT (17,454 SQ. FT.) (0.171 ACRES)

**ZONING STATUS**

1. LOT 2A, HEALTH CARE SUBDIVISION III (OS)
2. LOT 4A, BLOCK 29 (SINGLE FAMILY RESIDENTIAL)

**PROPOSED ZONING**

1. LOT 2A, KUNTZ REPLAT (OS)
2. LOT 4A, KUNTZ REPLAT (SINGLE FAMILY RESIDENTIAL)

**BASIS OF BEARING**

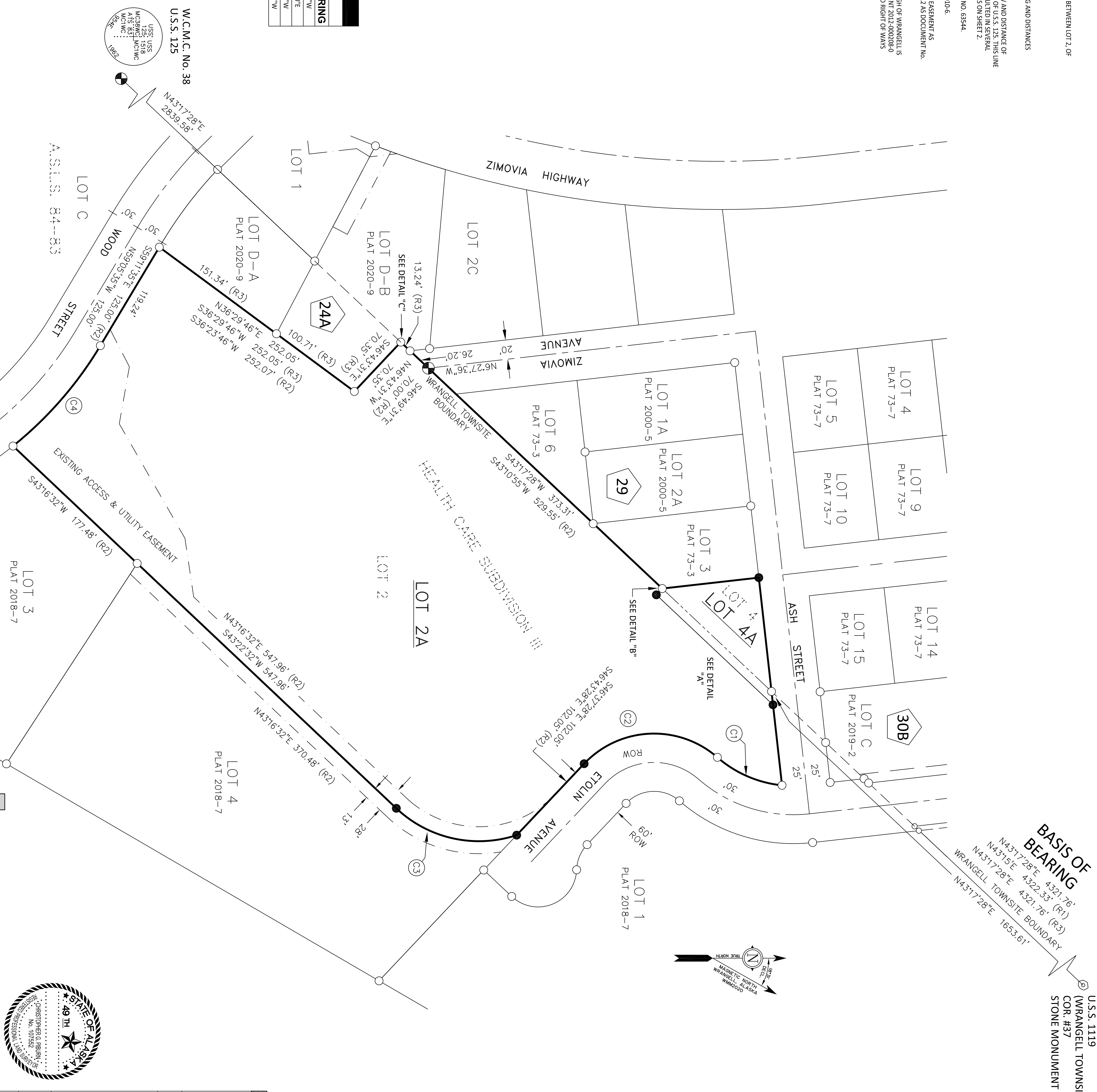
BEARINGS SHOWN ARE NAD 83 (2011) (NAD 83) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM DATA. BEARINGS AND DISTANCES SHOWN ARE UNADJUSTED FOR LOCAL TIDE AND DISTURBANCES. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602" LONG: W132°20'55.74019" DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

CURVE TABLE			
CURVE DELTA	RADIUS	ARC CHORD	CH BEARING
(FT)	(FT)	(FT)	(FT)
C1	37,295.9'	120.00	74.35
C2	87,455.5'	100.00	153.18
C3	61,383.3'	125.00	134.48
C4	207,161.8'	393.00	139.05

**LEGEND**

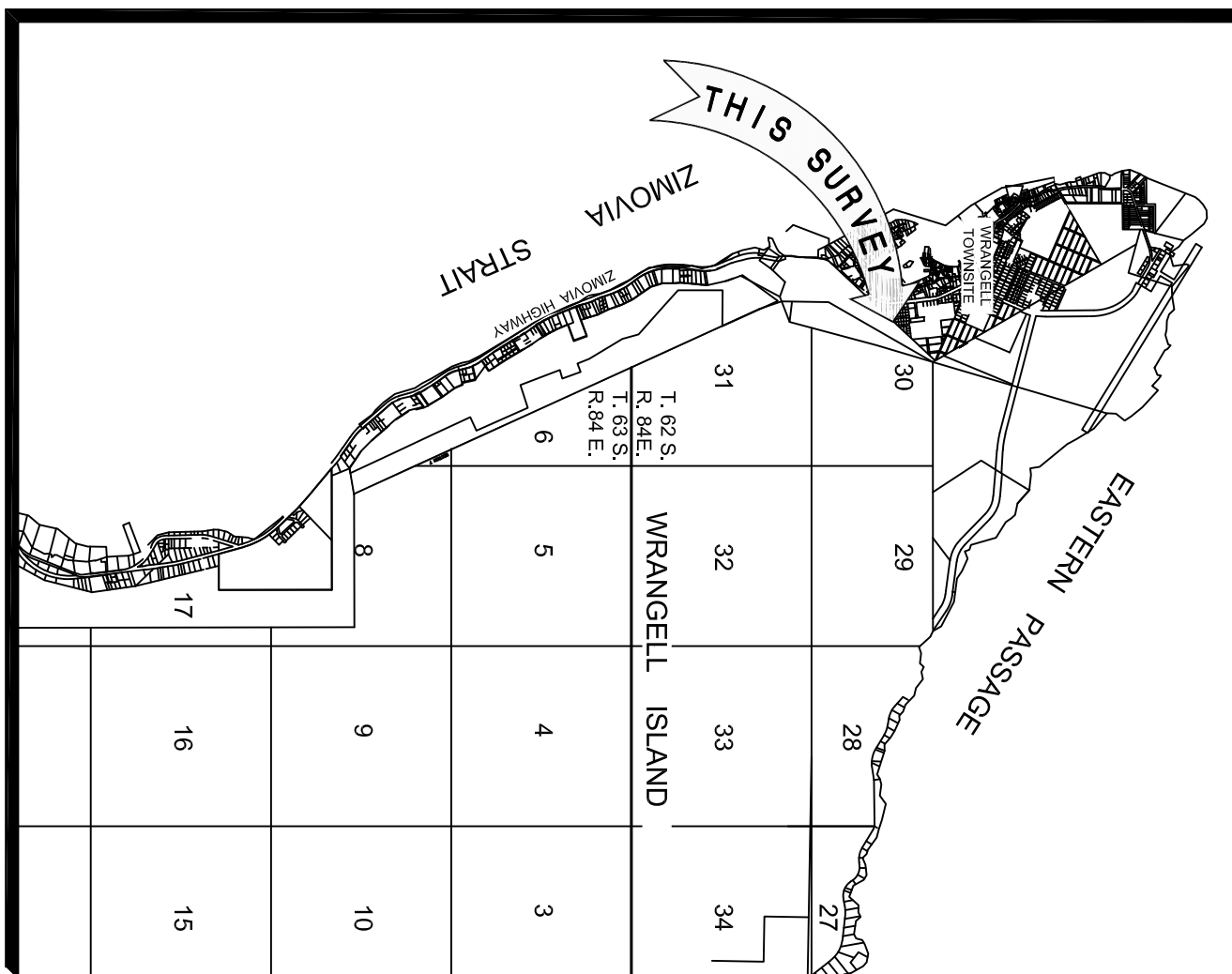
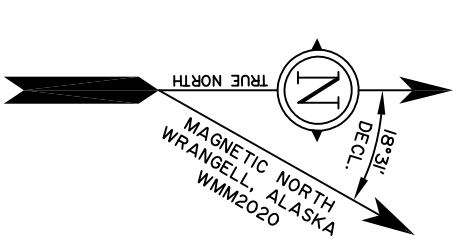
- 1. BLOCK NUMBER
- SECONDARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- ⊙ GLO ROCK MONUMENT RECOVERED
- ⊖ UNSURVEYED
- SURVEYED
- ROW CENTERLINE
- RECORD BOUNDARY LINE VACATED THIS PLAT
- EXISTING EASEMENT
- XX MEASURED DATA
- (R1) RECORD PER PLAT 73-7
- (R2) RECORD PER PLAT 2018-7
- (R3) RECORD PER PLAT 2020-9

CURVE TABLE			
CURVE DELTA	RADIUS	ARC CHORD	CH BEARING
(FT)	(FT)	(FT)	(FT)
C1	37,295.9'	120.00	74.35
C2	87,455.5'	100.00	153.18
C3	61,383.3'	125.00	134.48
C4	207,161.8'	393.00	139.05



**BASIS OF BEARING**  
 N43°17'28"E 4321.76'  
 N43°15'E 4322.33' (R1)  
 N43°17'28"E 4321.76' (R3)  
 WRANGELL TOWNSITE BOUNDARY  
 N43°17'28"E 1653.61'

U.S.S. 1119  
 (WRANGELL TOWNSITE)  
 COR. #37  
 STONE MONUMENT



**VICINITY MAP**  
 SCALE: 1" = 1 MILE



**SHEET 1 OF 2**

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING

**SCALE 1"=50'**

0 25 50 100 150 200 FEET  
 0 10 20 40 60 METERS

1 METERS=3.2808333 U.S. SURVEY FEET  
 1 U.S. ACRE=0.4047 HECTARES

**R&M ENGINEERING-KETCHIKAN, INC.**  
 718 REXILLA ROAD, SUITE 300  
 KETCHIKAN, AK 99901  
 P.O. BOX 2286  
 WRANGELL, AK 99829  
 Phone: (907) 225-7917  
 Fax: (907) 225-3441  
 Phone: (907) 3065-0820

**KUNTZ REPLAT**

A SUBDIVISION AND REPLAT OF LOT 2, OF HEALTH CARE SUBDIVISION III, ACCORDING TO PLAT 2018-7; AND LOT 4, WITHIN BLOCK 29, OF WRANGELL TOWNSITE (U.S.S. 1119), ACCORDING TO PLAT 73-7.

CREATING

LOTS 2A AND 4A,  
 KUNTZ REPLAT  
 WRANGELL RECORDING DISTRICT, ALASKA

SURVEYED BY: MCH  
 DATE: OCTOBER 2021 - NOVEMBER 2021

DRAWN BY: MCH  
 DATE: OCTOBER 2021 - NOVEMBER 2021

CHECKED: CGP  
 SCALE: 1"=50'  
 R&M PROJECT NO: 212784

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND INTENT TO DEDICATE THE SHOWN LOTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ ROBERT D. KUNTZ

**NOTARY'S ACKNOWLEDGMENT**

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN WRITING BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL  
ATTYEST: \_\_\_\_\_  
CITY CLERK

**CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICTS)**

I THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, ALASKA, HEREBY CERTIFY THAT THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE OCTOBER 15, 20\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ASSESSOR CITY AND BOROUGH OF WRANGELL

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAN RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION  
SECRETARY \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE \_\_\_\_\_

CHRISTOPHER G. PIBURN, PLS.# 107552



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND INTENT TO DEDICATE THE SHOWN LOTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

**NOTARY'S ACKNOWLEDGMENT**

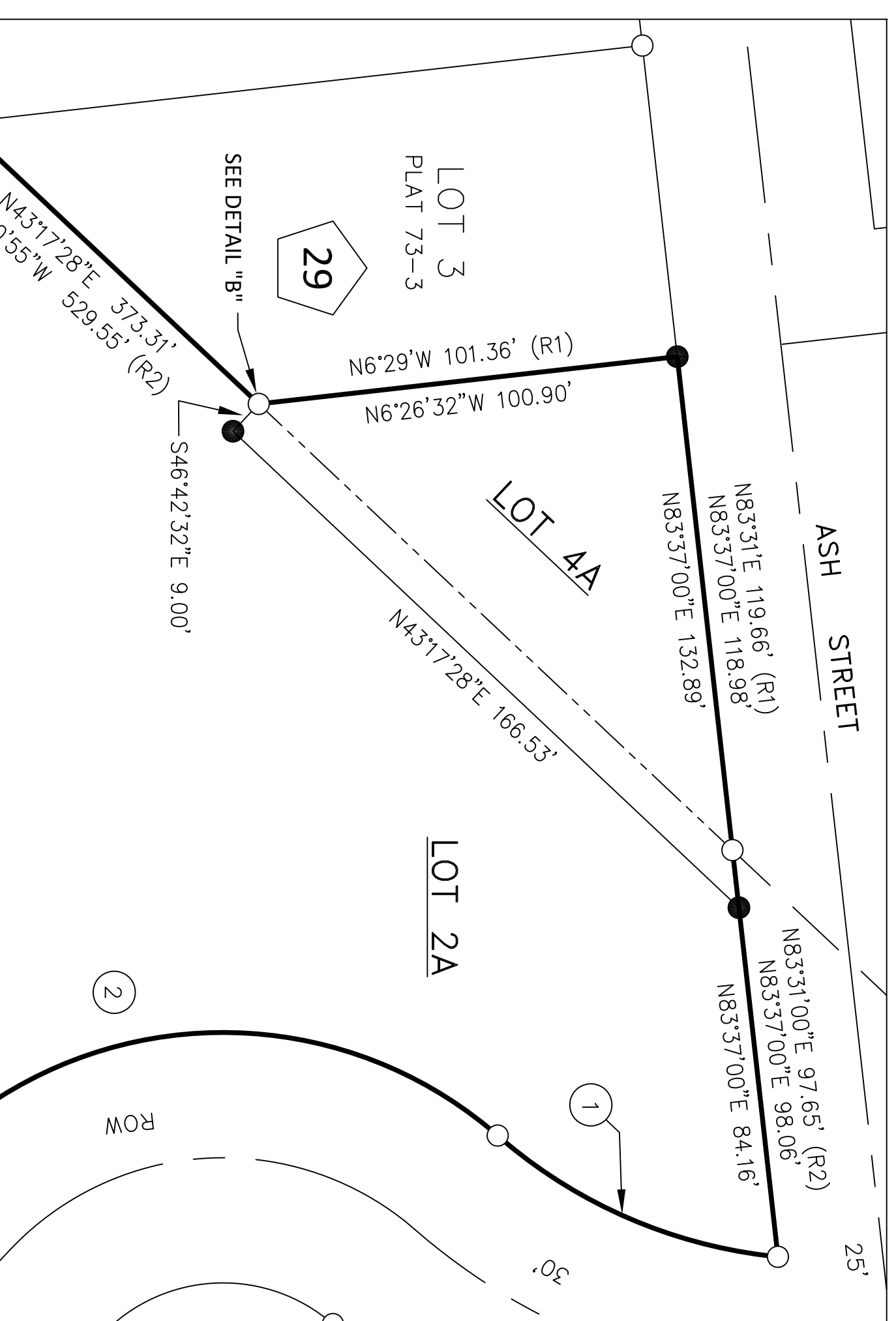
U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

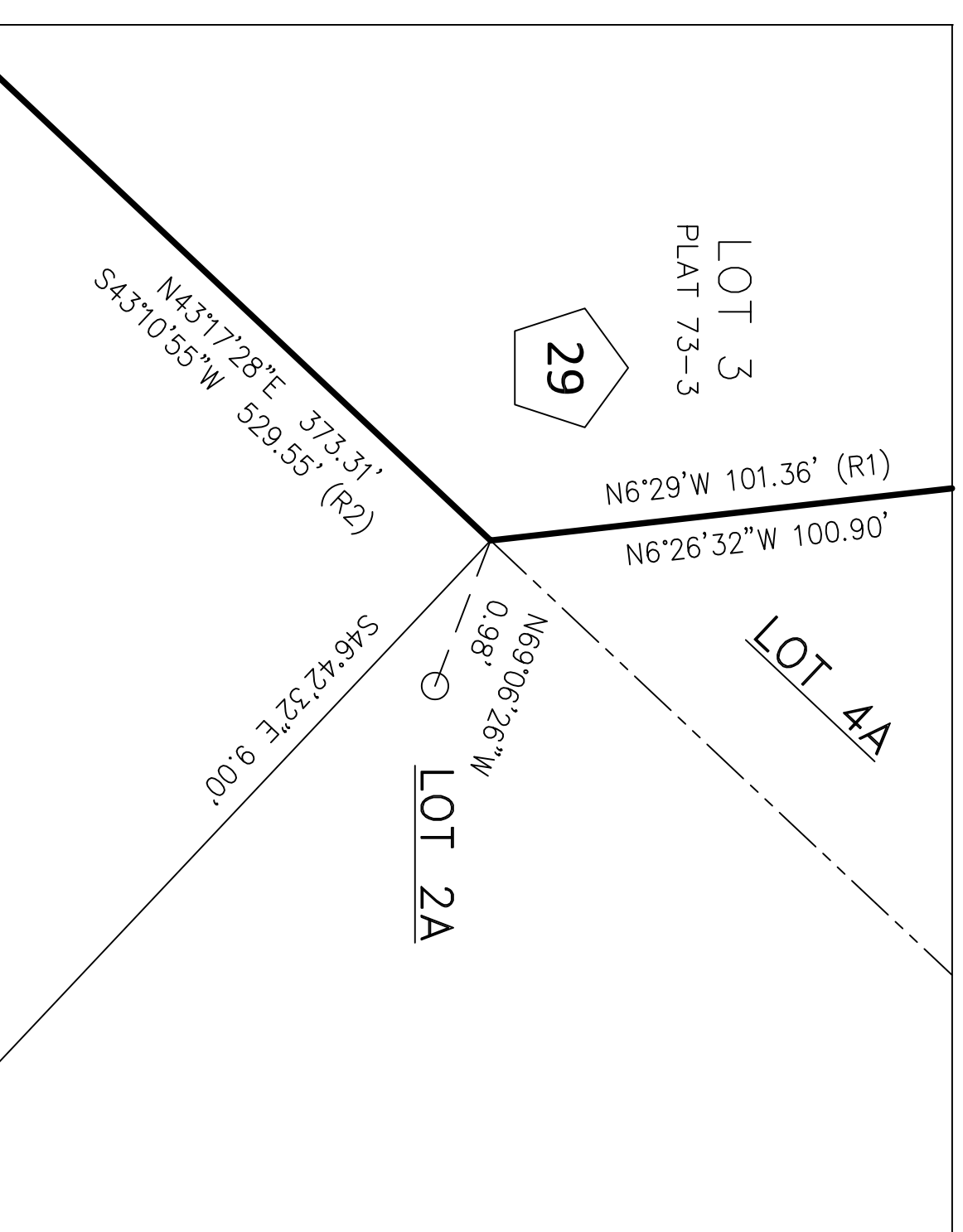
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

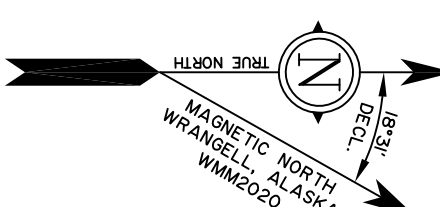
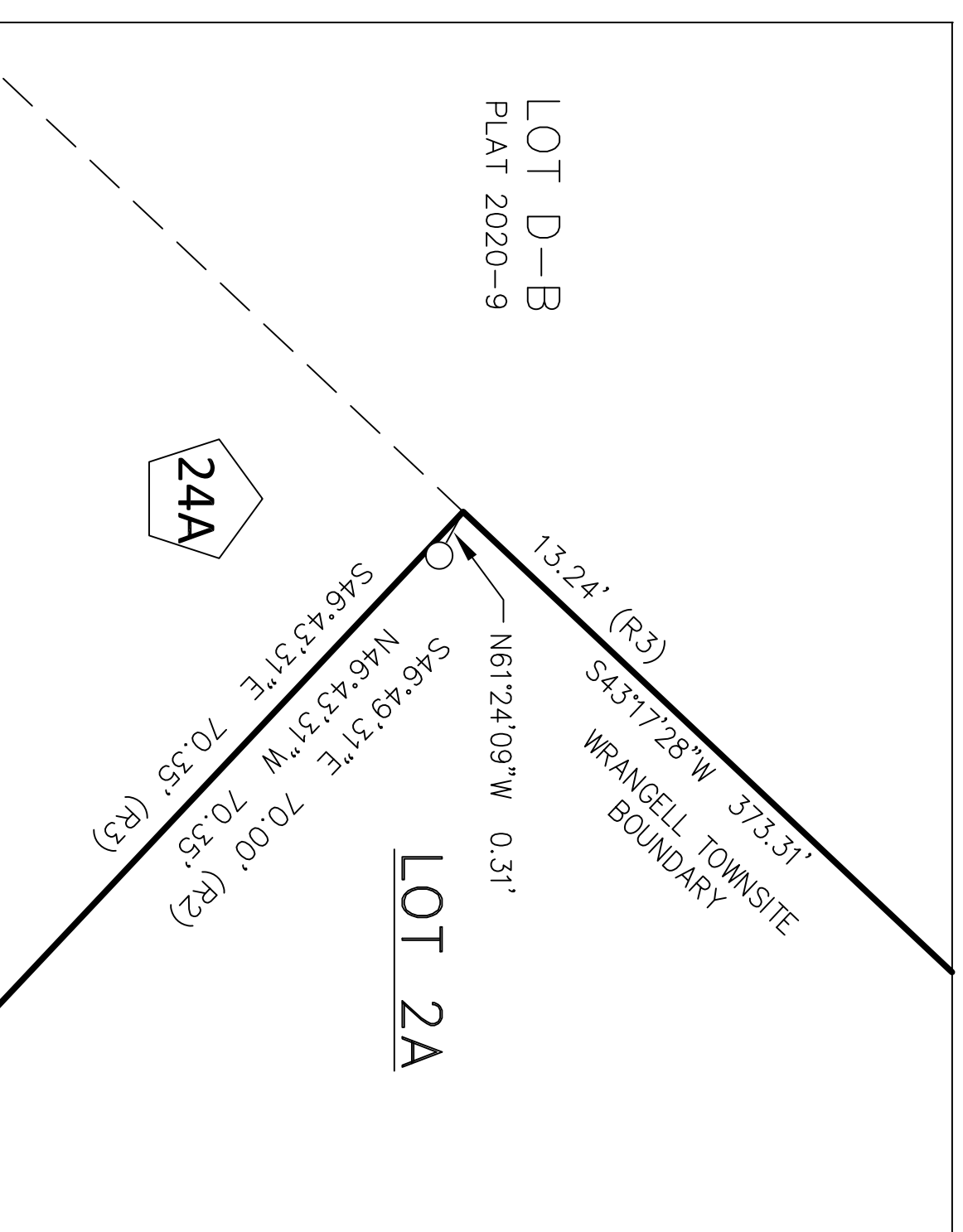
DETAIL A  
SCALE: 1" = 30'



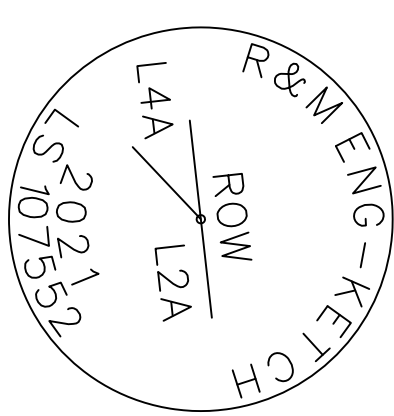
DETAIL B  
SCALE: 1" = 1'  
SEE NOTE 4



DETAIL C  
SCALE: 1" = 1'  
SEE NOTE 4



**TYPICAL SECONDARY MONUMENT  
SET THIS SURVEY**



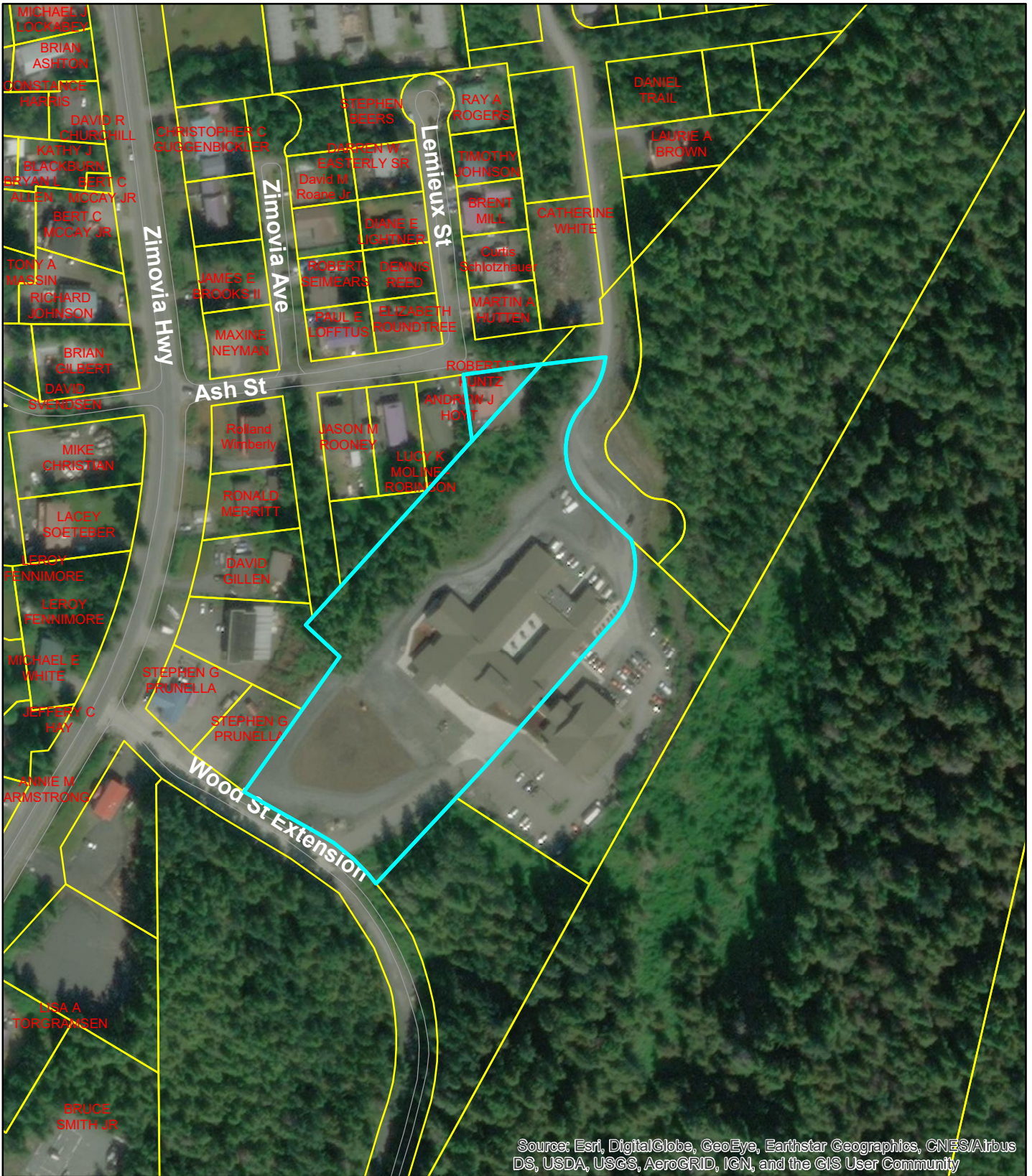
SET 5/8" X 30" LONG REBAR  
(UNLESS OTHERWISE NOTED) AND  
2" ALUMINUM CAP WITH PLASTIC  
INSERT

SHEET 2 OF 2

R&M ENGINEERING-KETCHIKAN, INC. 718A REVELLA ROAD, SUITE 300 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: 0576	Phone: (907) 225-7917 Fax: (907) 225-3441 Phone: (907) 305-0820
<b>KUNTZ REPLAT</b>	
A SUBDIVISION AND REPLAT OF LOT 2, OF HEALTH CARE SUBDIVISION III, ACCORDING TO PLAT 2018-7, AND LOT 4, WITHIN BLOCK 29, OF WRANGELL TOWNSITE (USS 1119), ACCORDING TO PLAT 73-7, CREATING LOTS 2A AND 4A, KUNTZ REPLAT WRANGELL RECORDING DISTRICT, ALASKA	
SURVEYED BY: MICHAEL KUNTZ DATE: OCTOBER 2021 - NOVEMBER 2021	DRAWN BY: MICHAEL KUNTZ DATE: OCTOBER 2021 - NOVEMBER 2021
SCALE: AS SHOWN	CHECKED: CGP R&M PROJECT NO: 212784

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 208.333333 feet  
Date: 7/11/2022

Public Map



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE.**

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>6</b>

Final Plat review of the Henson Replat, a replat of Lot A and Lot B of the Henson/Molitor Replat (Plat No. 2008-5) creating Lot A-1 and Lot B-1, zoned Rural Residential 1, owned and requested by Steve and Terri Henson

SUBMITTED BY:  
Carol Rushmore, Economic Development Director

FISCAL NOTE:

<b>Expenditure Required: \$XXX Total</b>		
FY 21: \$	FY 22: \$	FY23: \$
<b>Amount Budgeted:</b>		
	FY22 \$XXX	
<b>Account Number(s):</b>		
	XXXXX XXX XXXX	
<b>Account Name(s):</b>		
	Enter Text Here	
<b>Unencumbered Balance(s) (prior to expenditure):</b>		
	\$XXX	

Reviews/Approvals/Recommendations

<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Final Plat 2. Aerial

This item is being considered under the Consent Agenda. Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion on these items. **If the Mayor, and Assembly Member, the Manager or Clerk requests discussion and/or consideration on an item under the Consent Agenda, that item will be removed from the Consent Agenda and will be considered under Unfinished Business.**

**RECOMMENDATION MOTION:**  
Move to Approve the final plat of the Henson Replat

**SUMMARY STATEMENT:**

Minimum lot size in the Rural Residential 1 (RR-1) District is 10,000 square feet when the property is on city sewer and water. The applicant is adjusting an internal lot line to reconfigure the existing two lots. Lot A-1 will be 22,913 square feet and Lot B-1 will be 10,794 square feet.

The Planning and Zoning Commission approved the final plat at their regular meeting of July 14, 2022.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND APPROVAL. THIS PLAN OF SUBDIVISION, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ STEVE R. HENSON  
 DATE \_\_\_\_\_ TERRI A. HENSON

**NOTARY'S ACKNOWLEDGMENT**

U.S. OF AMERICA  
 STATE OF ALASKA  
 CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT THEY FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**OWNERSHIP STATUS**

1. LOT 7A, HENSON/MOLITOR REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT 7B, HENSON/MOLITOR REPLAT (STEVE R. HENSON & TERRI A. HENSON)

**PROPOSED OWNERSHIP**

1. LOT 7A-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT 7B-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)

**PREVIOUS LOT AREAS**

1. LOT 7A, HENSON/MOLITOR REPLAT (15,320 SQ. FT.)
2. LOT 7B, HENSON/MOLITOR REPLAT (18,419 SQ. FT.)

**NEW LOT AREAS**

1. LOT A-1, HENSON REPLAT (22,913 SQ. FT./0.526 ACRES)
2. LOT B-1, HENSON REPLAT (10,794 SQ. FT./0.248 ACRES)

**PREVIOUS LOT ZONING**

1. LOT 7A, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL 1)
2. LOT 7B, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL 1)

**NEW LOT ZONING**

1. LOT A-1, HENSON REPLAT (RURAL RESIDENTIAL 1)
2. LOT B-1, HENSON REPLAT (RURAL RESIDENTIAL 1)

**NOTES**

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - PLAT 64-112 (USS 2321)
  - PLAT 89-7 (IB SUBDIVISION)
  - PLAT 98-2 (ZIMOVIA STATE DOT ROW MAP)
  - PLAT 99-9 (WOODWORTH SUBDIVISION)
  - BOOK 34, PAGE 66
  - PLAT 2008-5 (HENSON/MOLITOR REPLAT)
  - DEED 2008-00622-0
  - DEED 2018-00017-80

**BASIS OF BEARING**

BEARINGS SHOWN ARE NAD 83/2011/IEPOCH-2010 GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N66°51'16.602" LONG: W132°20'55.74019" DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

**LEGEND**

●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
◐	PRIMARY MONUMENT RECOVERED
—	UNSURVEYED
—	SURVEYED
—	ROW CENTERLINE
—	EXISTING ACCESS & UTILITY EASEMENT
XX	MEASURED DATA
(R1)	RECORD DATA

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL  
 ATTEST: \_\_\_\_\_  
 CITY CLERK

**CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT'S)**

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF \_\_\_\_\_ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE OCTOBER 15, 20\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ASSESSOR CITY AND BOROUGH OF WRANGELL

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

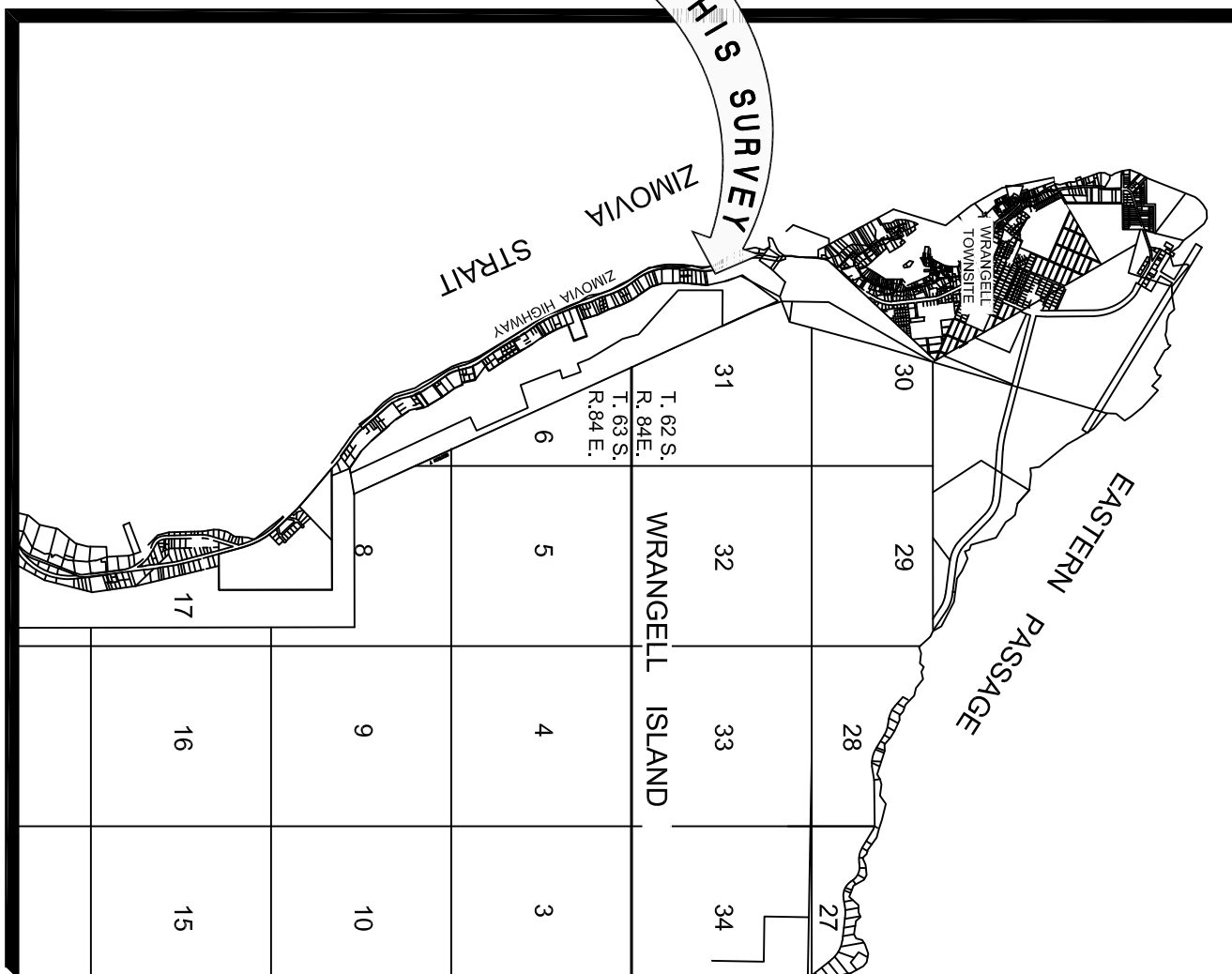
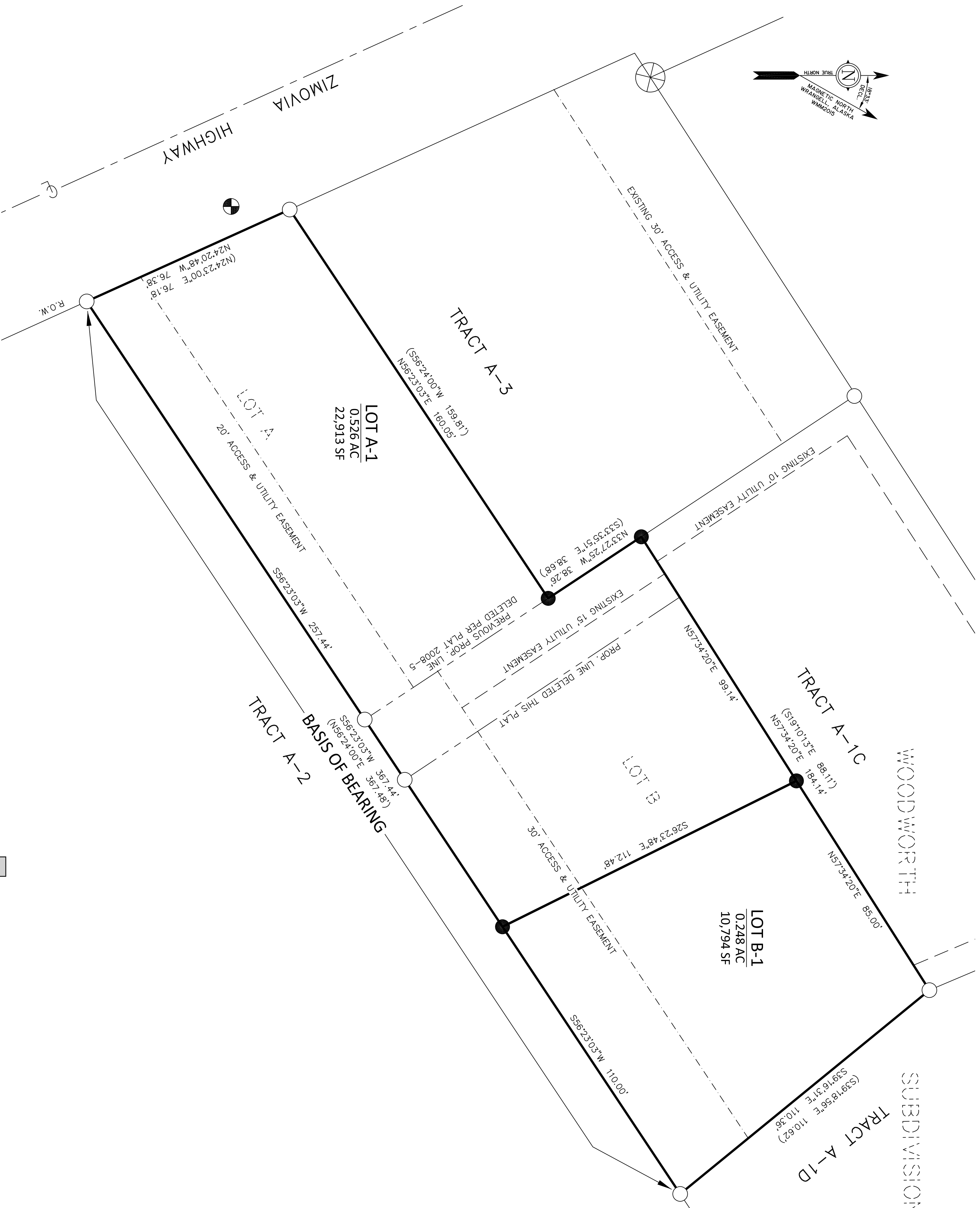
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION  
 SECRETARY \_\_\_\_\_

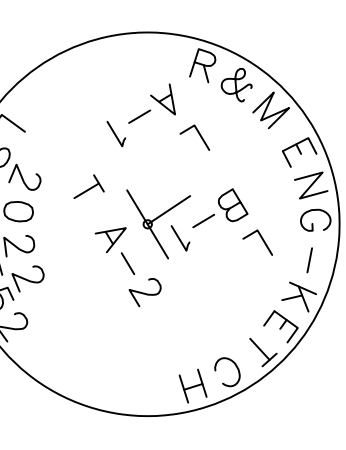
**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE ALASKA SURVEYING ACT AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE \_\_\_\_\_  
 CHRISTOPHER G. PIBURN, PLS # 107552

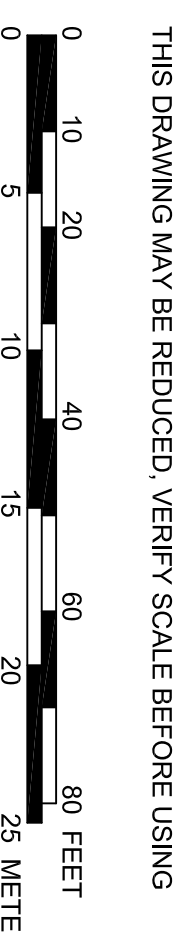


TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

SCALE 1"=20'



SHEET 1 OF 1

**R&M ENGINEERS-KETCHUM, INC.**  
 7780 REVILLA ROAD, SUITE 300  
 KETCHIKAN, AK 99901  
 Phone: (907) 252-2917  
 Fax: (907) 225-3441  
 WRANGELL OFFICE  
 P.O. BOX 2286  
 WRANGELL, AK 99929  
 Phone: (907) 305-0820  
 CERTIFICATE OF AUTHORIZATION #: 0578

**HENSON REPLAT**  
 A REPLAT OF  
 LOTS "A" AND "B" OF HENSON/MOLITOR REPLAT,  
 ACCORDING TO PLAT 2008-5,  
 CREATING  
 LOTS "A-1" AND "B-1", HENSON REPLAT  
 CONTAINING 0.775 ACRES MORE OR LESS

LOCATED WITHIN  
 TRACT A U.S. SURVEY 2321  
 WRANGELL, ALASKA 99929  
 WRANGELL RECORDING DISTRICT  
 SURVEYED BY: MCH  
 DATE: JUNE 2022 - JULY 2022  
 DRAWN BY: MCH  
 DATE: JUNE 2022 - JULY 2022  
 SCALE: 1"=20'  
 CHECKED: CGP  
 R&M PROJECT NO: 222722



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



1 inch = 208.333333 feet

25 Date: 7/11/2022

Public Map



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

Minutes of Regular Assembly Meeting  
Held on June 28, 2022

Mayor Stephen Prysunka called the Regular Assembly meeting to order at 7:00 p.m., June 28, 2022, in the Borough Assembly Chambers. Assembly Member Gilbert led the pledge of allegiance, and the roll was called.

**PRESENT:** DALRYMPLE, POWELL, MORRISON, PRYSUNKA, DEBORD, GILBERT  
**ABSENT:** HOWE

Borough Manager Jeff Good and Clerk Lane were also present.

PERSONS TO BE HEARD

*Marianne Mills, Catholic Community Services* spoke in favor of Community Funding support.

*Brian Lynch, Rivers Without Borders* spoke in favor of approving Resolution No. 06-22-1702 which opposes any extension of the receivership process for the Tulsequah Chief Mine.

AMENDMENTS TO THE AGENDA

Dalrymple requested that Items 6b (Resolution No. 06-22-1702), 6c (Resolution No. 06-22-1703), and 6d (Resolution 06-22-1704) be removed from the Consent Agenda and be placed under Unfinished Business. There were no objections from the Assembly.

CONFLICT OF INTEREST - None.

CONSENT AGENDA

- a. **RESOLUTION No. 06-22-1701** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING AMENDMENT II TO THE POLE RENTAL AGREEMENT WITH GENERAL COMMUNICATION INC.
- b. **RESOLUTION No. 06-22-1702** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ENCOURAGING THE PROMPT AND FULL CLOSURE AND CLEANUP OF THE TULSEQUAH CHIEF MINE AND URGING THE B.C. GOVERNMENT TO OPPOSE ANY EXTENSION OF THE RECEIVERSHIP PROCESS (*moved to Unfinished Business*)
- c. **RESOLUTION No. 06-22-1703** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE AMENDMENT OF THE FINANCE DIRECTOR JOB DESCRIPTION AND THE NON-UNION WAGE AND GRADE TABLE (*moved to Unfinished Business*)
- d. **RESOLUTION No. 06-22-1704** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, SETTING THE STRATEGIC ASSET ALLOCATION OF THE PERMANENT FUND AT 52% RISK ASSETS, 21% ALTERNATIVE ASSETS AND 27% RISK CONTROL ASSETS, AND ESTIMATING THE PERMANENT FUND SUSTAINABLE DISTRIBUTION RATE TO BE 3.6% OF THE FIVE-YEAR AVERAGE FUND MARKET VALUE (*moved to Unfinished Business*)
- e. Minutes from the June 14, 2022 Regular Assembly Meeting

f. CORRESPONDENCE: School Board action from the June 20, 2022 Regular meeting

*M/S: Gilbert/Morrison to approve the Consent Agenda, as amended. Motion approved unanimously by polled vote.*

BOROUGH MANAGER'S REPORT

Manager Good's report was provided.

BOROUGH CLERK'S FILE

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS – None.

MAYOR AND ASSEMBLY APPOINTMENTS – None.

PUBLIC HEARING

a. **ORDINANCE No. 1027** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO A PORTION OF TRACT Y, U.S.S. 2321, PARCEL NO. 03-006-305, FROM LIGHT INDUSTRIAL TO RURAL RESIDENTIAL 1

Mayor Prysunka called to order the Public Hearing on this item and asked if there were any persons who wanted to speak to this item. Hearing none, Prysunka asked Manager Good for an administrative report.

Manager Good explained why this item was being brought forward for consideration.

Prysunka closed the Public Hearing and asked for a motion on this item.

*M/S: Morrison/Gilbert to approve Ordinance No. 1027. Motion approved unanimously by polled vote.*

b. **ORDINANCE No. 1028** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS OF CHAPTER 16.12, OF THE WRANGELL MUNICIPAL CODE

Mayor Prysunka called to order the Public Hearing on this item and asked if there were any persons who wanted to speak to this item. Hearing none, Prysunka asked Manager Good for an administrative report.

Manager Good explained why this item was being brought forward for consideration.

Prysunka closed the Public Hearing and asked for a motion on this item.

*M/S: Powell/Gilbert to approve Ordinance No. 1028. Motion approved unanimously by polled vote.*

c. **RESOLUTION No. 06-22-1700** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING THE BUDGET FOR ALL FUNDS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, FOR THE FISCAL YEAR 2022-2023

Mayor Prysunka called to order the Public Hearing on this item and asked if there were any persons who wanted to speak to this item.

Prysunka closed the Public Hearing and asked for a motion on this item.

***M/S: Morrison/Gilbert to approve Resolution No. 06-22-1700.***

Dalrymple questioned why his narrative concerns for were not incorporated in the published draft budget.

Villarma stated that he did incorporate them however, they may not have been transferred to the published document.

Carol Rushmore, Economic Development Director stated that if the request was being made to change the narrative for either the Economic Development Committee or the Wrangell Convention and Visitors Bureau, those requests would need to first go to those perspective bodies for approval since they are the ones who approved the narrative for the budget in those departments.

After more discussion, it was stated that if the narrative language was being changed, it needs to come back to the assembly in the form of a budget amendment that would change the narrative.

***Motion approved with Prysunka, Morrison, Dalrymple, Gilbert, DeBord; Powell voted no.***

#### UNFINISHED BUSINESS

a. **RESOLUTION No. 06-22-1702 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ENCOURAGING THE PROMPT AND FULL CLOSURE AND CLEANUP OF THE TULSEQUAH CHIEF MINE AND URGING THE B.C. GOVERNMENT TO OPPOSE ANY EXTENSION OF THE RECEIVERSHIP PROCESS**

***M/S: Gilbert/Morrison to approve Resolution No. 06-22-1702.***

Dalrymple stated that he was very passionate that we should be very cautious when providing comments to the foreign government; concerned that there was no letter requesting this and found some of the wording in the Resolution problematic.

Prysunka agreed with Dalrymple and stated that he was against cookie-cutter Resolutions and if we were going to write a letter, we should write our own letter or Resolution.

Prysunka requested that the Manager draft a Resolution that better suits our community and bring it back to the Assembly for approval.

***Motion failed unanimously by polled vote.***

b. **RESOLUTION No. 06-22-1703 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE AMENDMENT OF THE FINANCE DIRECTOR JOB DESCRIPTION AND THE NON-UNION WAGE AND GRADE TABLE**

***M/S: Powell/Gilbert to approve Resolution No. 06-22-1703.***

Good explained that this would remove the Finance Director from the Wage and Grade Table and allow the Manager to negotiate with the Finance Director.

Dalrymple asked what cons there were; concerned with contracting the HR duties.

Prysunka stated that there were companies that contract out their HR duties; spoke on the advantages in going that route.

Dalrymple questioned how the disciplinary items would be handled.

Good explained that the process would not change; manager would still handle any grievances.

Powell questioned if the contract would be negotiated with the Borough Assembly.

Good stated that no, the contract would be negotiated with the Borough Manager.

Prysunka stated that his concern was that there were several duties in the new Finance Director job description that were in the Assistant Manager job description that was previously approved; concerned that they would be pulling duties from the City Manager and placing them on the Finance Director job description.

Gilbert stated that by removing this position from the Wage & Grade table, the Assembly would be voting in the dark because the amount and terms would be unknown.

In response to Powell to Finance Director Villarma, he was comfortable with what was being provided in the contract.

Villarma stated that it's becoming more common to contract directors; included a provision in the contract to allow for Assembly access to the Finance Director if no direction was given.

Villarma also stated that the duties outlined in the job description were already being performed by the Finance Director.

***Motion approved with Powell, Morrison, Dalrymple, Gilbert, DeBord; Prysunka voted no.***

c. **RESOLUTION No. 06-22-1704** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, SETTING THE STRATEGIC ASSET ALLOCATION OF THE PERMANENT FUND AT 52% RISK ASSETS, 21% ALTERNATIVE ASSETS AND 27% RISK CONTROL ASSETS, AND ESTIMATING THE PERMANENT FUND SUSTAINABLE DISTRIBUTION RATE TO BE 3.6% OF THE FIVE-YEAR AVERAGE FUND MARKET VALUE

***M/S: Gilbert/Morrison to approve Resolution No. 06-22-1704.***

Dalrymple questioned if the Investment Committee was involved. Good stated that yes, they were and that this was a clerical item.

Villarma stated that the Assembly was supposed to approve the strategic asset allocation of the permanent fund each year; has not really been done in the past.

At the request of Gilbert, Villarma stated explained what each asset class was.

***Motion approved unanimously by polled vote.***

**NEW BUSINESS**

a. Approval of a contract award to T&R Electric Supply Company, Inc. in the amount of \$224,700 for the 3-Megawatt Transformer Procurement project

***M/S: Gilbert/Morrison to approve a contract award to T&R Electric Supply Company, Inc. in the amount of \$224,700 for the 3-Megawatt Transformer Procurement project.***

Gilbert asked for confirmation that this was for three 3-megawatt transformers; Good stated that yes, that was correct.

***Motion approved unanimously by polled vote.***

b. Approval of a contract award to Johnson Construction & Supply, Inc. in the amount of \$43,260 for the Heritage Harbor Boat Ramp Apron Concrete Paving

***M/S: Morrison/Powell to approve a contract award to Johnson Construction & Supply, Inc. in the amount of \$43,260 for the Heritage Harbor Boat Ramp Apron Concrete Paving. Motion approved unanimously by polled vote.***

c. Approval of a Professional Services Agreement with Shannon & Wilson in the amount of \$52,162 for the Mt Dewey Slope Geotechnical Investigations

***M/S: Gilbert/Morrison to Approve a Professional Services Agreement with Shannon & Wilson in the amount of \$52,162 for the Mt. Dewey Slope Geotechnical Investigations. Motion approved unanimously by polled vote.***

d. Approval of an Amendment to the Professional Services Agreement with PND Engineers for the Non-Motorized Transportation System Design in the amount of \$64,901

***M/S: Gilbert/Powell to Approve an Amendment to the Professional Services Agreement with PND Engineers for the Non-Motorized Transportation System Design in the amount of \$64,901. Motion approved unanimously by polled vote.***

e. Approval of a Special Assembly Meeting for Monday, July 11, 2022, at 5:30 PM

***M/S: Powell/Gilbert to approve holding a Special Assembly Meeting for Monday, July 11, 2022, at 5:30 PM.***

Good stated that there were three-time sensitive items that needed to be considered by the Assembly and they could not wait until the next meeting which would be on July 26<sup>th</sup>.

***Motion approved unanimously by polled vote.***

**ATTORNEY'S FILE** – Available for Assembly review in the Borough Clerk's office

EXECUTIVE SESSION

a. Executive Session: Borough Clerk’s Annual Evaluation and Review of Clerk’s Contract

*M/S: Gilbert/Dalrymple pursuant to 44.62.310 (c) (2), that we recess into executive session to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Borough Clerk’s Evaluation and Review of Borough Clerk’s Contract. Motion approved unanimously by polled vote.*

b. Executive Session: Borough Manager’s 6-Month Evaluation

*M/S: Morrison/pursuant to 44.62.310 (c) (2), that we recess into executive session to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Borough Manager’s 6-Month Evaluation. Motion approved unanimously by polled vote.*

*Recessed into Executive Session at 8:30 p.m.  
Reconvened back into Regular Session at 10:12 p.m.*

*M/S: Gilbert/Morrison to approve the Borough Clerk’s Contract, as negotiated. Motion approved unanimously by polled vote.*

*M/S: Gilbert/Powell to approve the amended Contract for the Borough Manager. Motion approved unanimously by polled vote.*

16. ADJOURNMENT

*Regular Assembly meeting adjourned at 10:15 p.m.*

\_\_\_\_\_  
Stephen Prysunka, Borough Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

**Minutes of Special Assembly Meeting  
Held on July 11, 2022**

Vice-Mayor Patricia Gilbert called the Special Assembly meeting to order at 5:45 p.m., July 11, 2022, in the Borough Assembly Chambers.

PRESENT: GILBERT, POWELL, DALRYMPLE (telephone), DEBORD, MORRISON

ABSENT: PRYSUNKA, HOWE

PERSONS TO BE HEARD / PUBLIC COMMENTS - None.

CONFLICT OF INTEREST - None.

NEW BUSINESS

**5a RESOLUTION No. 07-22-1705** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING SUBMISSION OF A HARBOR FACILITY GRANT APPLICATION TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (DOT&PF), AND COMMITTING \$1,166,185 OF PORTS AND HARBOR ENTERPRISE FUND RESERVES AS THE BOROUGH'S 50% MATCH FOR THE MEYERS CHUCK HARBOR REPLACEMENT PROJECT

***M/S: Powell/Morrison to approve Resolution No. 07-22-1705.***

**Steve Miller, Port and Harbor Director**, answered questions regarding the budget and what our obligations were.

Miller also stated that they would still be looking for grant funding to help with our share of the match.

***Motion approved unanimously by polled vote.***

**5b** Approval of a Professional Services Agreement with RESPEC in the Amount of \$90,983 for the Ports and Harbors Surveillance System Design Project

***M/S: Powell/Morrison to approve a Professional Services Agreement with RESPEC in the Amount of \$90,983 for the Ports and Harbors Surveillance System Design Project.***

In response to Gilbert, Amber Al-Haddad, Capital Facilities Director stated that she hoped that this would cover for all harbors.

***Motion approved unanimously by polled vote.***

**5c** Approval of a contract award to Johnson Construction & Supply, Inc. in the amount of \$54,343.75 for the Reid Street Sidewalk Replacement Project

***M/S: Powell/Morrison to approve a contract award to Johnson Construction & Supply, Inc. in the amount of \$54,343.75 for the Reid Street Sidewalk Replacement Project. Motion approved unanimously by polled vote.***

ADJOURNMENT

*Special Assembly Meeting adjourned at 5:52 p.m.*



\_\_\_\_\_  
Stephen Prysunka, Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

PROCEEDINGS

MINUTES  
WRANGELL SCHOOL BOARD  
REGULAR MEETING

May 16, 2022, 7:00 PM  
Via Zoom

School Board President David Wilson called the regular meeting of the Wrangell Public School Board to order at 7:01 PM.	CALL TO ORDER
A quorum was determined with the following school board members present Julia Ostrander, Brittani Robbins, Jessica Whitaker, and David Wilson. Angela Allen was absent, excused. Also, present was Superintendent Bill Burr, Recording Secretary Kimberly Powell, and Student Representative Kiara Harrison.	DETERMINE QUORUM
The Pledge of Allegiance was recited, led by Board Members Robbins.	PLEDGE OF ALLEGIANCE
The District Mission, Vision and Values were recited by Board President Wilson.	DISTRICT MISSION, VISION, AND VALUES
Motion to approve the agenda as written by Brittani Robbins; seconded by Jessica Whitaker. Poll vote: Kiara Harrison: Yes; Jessica Whitaker: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; David Wilson; Yes. Motion passed.	APPROVAL OF AGENDA
There were no conflicts of interest declared.	CONFLICT OF INTEREST
There were no ceremonial matters presented.	CEREMONIAL MATTERS
The School Board recognized the Evergreen Archers on their 2 <sup>nd</sup> Place at State in the Elementary Division.	STUDENT SPOTLIGHT: STUDENT RECOGNITION
Kiara Harrison, Student Representative shared highlights from her written report that is included in the board packet.	STUDENT REPRESENTATIVE REPORT
Mikki Angerman, K/1 Teacher gave a brief overview of the development and growth of the K/1 Corner at Evergreen Elementary Schools. She told the Board how the teachers are partnering to make sure that the individual need of each student is met.	GUESTS TO BE HEARD
There was no correspondence.	REVIEWED CORRESPONDENCE
Information & Reports were accepted by unanimous consent.	ACCEPTED INFORMATION & REPORTS
President Wilson stated that there are no changes to the Mitigation plan at this time and thanked those who are working hard to follow the plan.	COVID-19 MITIGATION UPDATE
Motion to approve the items on the consent agenda as presented by Jessica Whitaker; seconded by Julia Ostrander. Poll vote: Kiara Harrison: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; David Wilson: Yes. Motion approved.	APPROVED THE CONSENT AGENDA
<ul style="list-style-type: none"> <li>• Approved the minutes of the April 18, 2022, Regular School Board meeting as presented</li> <li>• Offered Winston Davies a contract addendum in the amount of \$4,000.00 to serve as the Carl Perkins Grant Coordinator during the 2022-2023 school year</li> <li>• Offered Winston Davies a contract addendum in the amount of \$2,500.00 to serve as the IEA Grant Coordinator during the 2022-2023 school year</li> <li>• Offered Heather Howe a contract addendum to complete the responsibilities of Upward Bound Grant Coordinator. The contract will be issued pending receipt of grant funds</li> <li>• Offered extracurricular contracts as presented for the 2022-2023 school year</li> <li>• Approved the hire of Talea Massin and Tate Miller as custodians with appropriate placement on the salary schedule, pending receipt of a satisfactory criminal background check</li> <li>• Approved the hire of Joshua Murillo as a paraprofessional, beginning May 1, 2022, with appropriate placement on the salary schedule, pending receipt of a satisfactory criminal background check</li> </ul>	

- Reviewed the resignation of"
  - Madison Blackburn, Paraprofessional
  - Raymond Martinez, Custodian
  - Tony Massin, Custodian
  - Jenn Miller, Teacher
  - Lorna Salchenberg, Elementary Secretary
  - Sabrina Smith, Assistant Cross Country Coach

APPROVED THE CONSENT  
AGENDA (continued)

Motion to adopt the Fiscal Year 2023 Wrangell Public Schools Budget as presented by Brittani Robbins, seconded by Jessica Whitaker. Poll vote: Kiara Harrison: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; David Wilson: Yes. Motion approved.

ADOPTED THE FY'23  
BUDGET

Motion to approve the Classified Salary Schedule as revised, beginning July 1, 2022, by Jessica Whitaker; seconded by Julia Ostrander. Poll vote: Kiara Harrison: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; Julia Ostrander: Yes; David Wilson: Yes. Motion approved.

APPROVED THE CLASSIFIED  
SALARY SCHEDULE AS  
REVISED

Motion to approve the Substitute Salary Schedule as revised, beginning July 1, 2022, by Brittani Robbins; seconded by Julia Ostrander. Poll vote Kiara Harrison: Yes; Jessica Whitaker: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; David Wilson: Yes. Motion approved.

APPROVED THE  
SUBSTITUTE SALARY  
SCHEDULE AS REVISED

Motion to approve the Migrant Education Literacy Grant Application for FY'23 as presented by Jessica Whitaker, seconded by Brittani Robbins. Poll vote: Kiara Harrison: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; David Wilson: Yes. Motion approved.

APPROVED THE MIGRANT  
EDUCATION LITERACY  
GRANT APPLICATION

Motion to accept the grant award from APEI to provide safety equipment and supplies as requested by Julia Ostrander, seconded by Brittani Robbins. Poll vote: Kiara Harrison: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; David Wilson: Yes. Motion approved.

ACCEPTED THE APEI SAFETY  
AND TRAINING GRANT AWARD

Motion to accept the donation from the Stikine Sportsmen Association in the amount of \$1,500.00 to support the archery program at Evergreen Elementary School by Jessica Whitaker; seconded by Julia Ostrander. Poll vote: Kiara Harrison: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; Julia Ostrander: Yes; David Wilson: Yes. Motion approved.

ACCEPTED THE DONATION  
FROM THE STIKINE  
SPORTSMEN ASSOCIATION TO  
SUPPORT THE ARCHERY  
PROGRAM AT EVERGREEN  
ELEMENTARY SCHOOL

Motion to accept the second reading of Board Policy 0300, Strategic Plan for inclusion in the policy manual by Brittani Robbins, seconded by Jessica Whitaker. Poll vote: Kiara Harrison: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; Julia Ostrander: Yes; David Wilson: Yes. Motion approved.

ACCEPTED THE SECOND  
READING OF BOARD POLICY  
0300, STRATEGIC PLAN

Motion to accept the second reading of Board Policy 3430, Investing for inclusion in the policy manual and to direct the Business Manager to explore additional revisions to Board Policy 3430 to allow more diversified investment opportunities by Jessica Whitaker, seconded by Julia Ostrander. Poll vote Kiara Harrison: Yes; Julia Ostrander: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; David Wilson: Yes. Motion approved.

ACCEPTED THE SECOND  
READING OF BOARD  
POLICY 3430, INVESTING

Motion to accept the second reading of the Board Policy 7000 series as presented:

- Board Policy 7012, Communications to and from the Board for inclusion in the policy manual
- Board Policy 7020, Board Standards for inclusion in the policy manual
- Board Policy 7021, Governing Style for inclusion in the policy manual
- Board Policy 7121, Duties of the President of the Board for inclusion in the policy manual
- Repealing Board Policy 7122, Duties of the Vice-president to be in the policy manual

ACCEPTED THE SECOND  
READING OF BOARD  
POLICY 7000 SERIES AS  
PRESENTED

by Brittani Robbins, seconded by Jessica Whitaker. Poll vote Kiara Harrison: Yes; Brittani Robbins: Yes; Jessica Whitaker: Yes; Julia Ostrander: Yes; David Wilson: Yes. Motion approved.

Reviewed the upcoming dates and meeting announcements.

REVIEWED DATES & MTG  
ANNOUNCEMENTS

Brittani Robbins told the other Board Members that Saturday, May 21 is tax-free day; May 23 is the Royalty Kick-off and the derby starts June 15

BOARD MEMBER COMMUNITY  
ACTIVITY REPORTS

Julia Ostrander said that Elementary Sea Day is May 19 and encouraged others to volunteer.

Kiara Harrison said that Little League baseball is happening, and they are looking for volunteers

Jessica Whitaker thanked the other board members for filling in while she was out of town and met with the Borough Assembly.

Dave Wilson said that he traveled to Anchorage to the Law and Policy conference and the Science of Reading. School attorney John Sedor was the presenter at the Law and Policy conference and gave presentations on school funding. Mr. Wilson said that over 900 teachers and educators attended the Science of Reading conference hosted by DEED. The conference did not cost anything. It was truly incredible to see the depth of knowledge and training available. Wrangell was also represented by Ann Hilburn and Arlene Wilson. Mr. Wilson also recognized BASE and the good work they're doing.

Meeting Adjourned at 8:12 P.M.

ADJOURNED AT 8:12 P.M.

  
SCHOOL BOARD SECRETARY

**BOARD ACTION**

**WRANGELL PUBLIC SCHOOL BOARD  
SPECIAL MEETING (PAGE 1)  
JULY 18, 2022**

**FOR DETAILS, CONTACT:**

BILL BURR

SUPERINTENDENT

DIRECT PHONE: 907-874-2347

- Recessed into Executive Session
- Reconvened into Regular Session. President Wilson stated that the School Board has completed the Superintendent's evaluation
- Adjourned

**MEMORANDUM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: JEFF GOOD  
BOROUGH MANAGER**

**SUBJECT: MANAGER'S REPORT**

**DATE: July 26, 2022**

**INFORMATION:**

- I will be travelling to the Borough's entitlement land at Sunny Bay on July 28<sup>th</sup> to walk the site.
- I will be attending the Alaska Municipal League summer session in Sitka August 10<sup>th</sup> through the 12<sup>th</sup>.
- Kate, Mason, and I are finishing up the Personnel Policy and should have a rough draft ready for Assembly review on August 23<sup>rd</sup>.
- A reminder that Heritage Harbor boat ramp will be shut down starting August 1<sup>st</sup> for 3 weeks while concrete work is getting complete.
- Unfortunately we will be cancelling our grant for the Kyle Angermann playground. It has languished for the past 2 years when estimated costs and changes to the required safety equipment were higher than available funding. With the current timeline it would be difficult to complete the project even with additional funding given supply chain issues and construction timelines. We will be looking to reapply once a sponsor can be identified with the necessary match.
- We had an inquiry about opening up the city pier when cruise ships are not in town. If a cruise ship will not be in town within 24 hours we will do our best to remove the barricades so the public has access to the city pier.
- The finance director and I met with the property tax assessor to discuss property assessments for next year. Current plan is to conduct a full assessment of all the properties in Wrangell. In addition, where past properties have been combined as part of an assessment, each parcel will have its own assessment.
- Cyni will have a short presentation on the M/V Chugach.
- 

**Wrangell Police Department Report  
June 26, 2022**

- Currently no prisoners
- Trials are becoming more frequent so the backlog of cases appear to be moving forward at a slow pace.
- Officer Candidate Ken Bartels started on 7/18/2022 and will be leaving for the 18 week training Academy in Sitka on 7/23/2022.

**Wrangell Municipal Light and Power Department Report  
June 28, 2022**

## WML&P Status

### Accomplishments –

- Successfully completed Annual SEAPA Maintenance diesel run.
- 3 Orange card Work Orders (WOs) – These WO's consist of customer complaints and other field noted problems.
- Primary line brushing.
- 2 Disconnect/Reconnects were requested this month.
- 2 Temporary Construction Power service installations
- Begin to clear land behind Pole Yard

### Work Orders

WMLP had a total of 66 work orders in the month of June – consisting of Reads, Disconnects, Installs, and requests for meter tests and meter swap outs.

### Financials:

- In the month of **June** 2022 WML&P sold 2,336,156 KW Hours of Electricity, generating \$296,784.78 of Revenue. This can be compared to 2020 and 2021 as follows:
  - 2020 - WML&P sold 1,997,770 KW Hours of Electricity, generating \$242,641.70 of Revenue.
  - 2021 - WML&P sold 2,291,955 KW Hours of Electricity, generating \$272,792.81 of Revenue.

## Planning and Zoning June 28, 2022

- After meeting with the Army Corp of Engineers (COE) and the State Historic Preservation Office (SHPO) regarding the Archaeological survey of the Institute Property, they had indicated they were going to conduct a more detailed review and would let us know if there would be any additional requirements. Current requirements will be monitoring during construction activities at the three features identified that could provide cultural information which include the trash dump (that had previously been identified and surveyed); partial building foundation; and a man-made drainage ditch behind the fill. No further comments were received regarding the report from the COE or SHPO. The archaeological report will be finalized and submitted. Last week the COE mailed a third letter as part of the Section 106 requirements of the National Historic Preservation Act to all statewide tribal organizations for any further comments regarding our proposed development. This will move the Wetland Fill permitting process forward. WCA has agreed to work with the Borough and apply for native grant funds to help pay for the cost of the monitoring and their memorial area.

## Public Works June 28, 2022

### Public Works

- The 4<sup>th</sup> of July was as busy as usual. Public Works did a lot of preparation for dumpsters, porta potties, street sweeping, grading the track, assisting with fireworks etc.
- The Maintenance Specialist I position was filled. Jeffrey Davidson starts with the City on August 15<sup>th</sup>.
- A major utilities hook up project was completed on Etoin St. Services were ran for 2 of the lots the City sold in this area last year. The sewer main was not as far down as expected which reduced the size of the trench that needed to be excavated. For the most part the project went well except significant bed rock was encountered from the water main to the edge of the right of way. It appears when that road was redone blasting was done to run the water main. In order for PW to keep services below the frost line, an excavator and chipper was rented from a local contractor. Close to 15'X2' of bedrock was chipped out to run these services.



- PW has several large projects we are working on and hoping to get done this summer including extending the sewer main on Wrangell Ave to tie in another property to the collection system, a grinder pump station installation on Evergreen Ave, fixing a catch basin and drainage issue by the High School and some more concrete work around town.

### Waste Water

- Duckweed and sewer stations were cleared in the last month. Duckweed already needs to be cleared again as it seems to be the height of the growing season right



now. What's unusual is the duckweed seems to be growing slower this year than it did last year.

### **Water**

- Water treatment staff have been keeping an eye on reservoir levels, weed eating brush on the reservoirs, and participating in discussions with engineers for the water treatment plant and dam bypass projects.

### **Sanitation**

- The Sanitation Department Staff Restructure Proposal has been sent to the Union for their input. Upon their approval the restructure proposal will be presented to the Assembly with hopes of filling a new position as soon as possible if the Assembly approves the proposal.
- A student has been doing ride alongs with the Sanitation Department for a vocational program and is expected to complete their assignment

## **City and Borough of Wrangell Capital Facilities Department Report July 21, 2022**

**Capital Improvement Projects** - Capital Facilities provides management of capital improvement projects and major maintenance to City and Borough of Wrangell facilities and infrastructure.

A total of **\$23,761,061** was approved in the FY 2023 Capital Budget including grant funded projects and locally-funded projects. (Not all are included in the report below)

### **Grant Funded Projects**

#### **Non-Motorized Transportation System (Mt. Dewey Trail Extension)**

- Funding for this project comes from the Federal Highway Administration, FLAP program, in the amount of \$904,768. A match of 9.03% is required.
- The USACE (Corps) response to the impacts to wetland disturbance requires compensatory mitigation for the wetland impacts. We are working with an environmental consultant to perform the functional assessment to determine the number of credits to be purchased from a mitigation bank for the required compensatory mitigation.
- An amendment to PND's design contract has been issued and we are working with them for full execution before beginning the final design and construction bidding services. PND's proposed schedule for completing the design is October 2022.

#### **North Country Trailhead Access Road Repair**

- Funding for this project comes from the Federal Highway Administration, FLAP program, in the amount of \$55,655. A match of 9.03% is required.

- Staff recently staked ten sections along the direct road section of Spur Road leading to the North Country Trailhead as project scope and location identification. The competitive solicitation is being developed for competitive construction bidding.

#### **Nolan Center Standby Generator Upgrades**

- Funding for this project is from the Homeland Security State Program in the amount of \$320,000. No match is required.
- The engineers, EPS, completed a meter recording of the electrical loads of the whole building's electrical system, with the exception of the electrical boiler since the oil-fired furnace serves as the backup heat if power is lost. With this information they calculated the size of the generator required to accommodate the full building with a certain amount of added capacity for any potential facility/electrical load growth. Engineering design will follow with completion of the generator load sizing effort, with construction bidding to follow.

#### **Port and Harbor Security System**

- Funding for this project is from the Homeland Security State Program in the amount of \$429,000. No match is required.
- A Professional Services Agreement has been developed for execution with RESPEC, who will design the project. Once the agreement is in place, the design work will begin immediately.

#### **Reservoir Bypass Design**

- Funding for this project is provided by the State of Alaska DCCED in the amount of \$615,000.
- The design is 95% complete and staff recently met with the engineers and the State of Alaska, DNR, Dam Safety office to review their comments for further response.
- A federal congressional appropriation, to be managed by EPA, has been made to the Borough in the amount of \$2,080,000, an amount equal to 80% of the project cost submitted to in April 2021. Although identified for a congressional appropriation, the Borough will be required to submit an application, complete with
- The project cost estimate received this week projects a \$3,129,000 project compared to the estimated from last year at \$2,600,000. An additional scope of work was added since April 2021, to replace all existing Ductile Iron Pipe (DIP) with HDPE pipe, for an estimated additional expense of \$1,431,000. EPA has confirmed that no additional funding from FY22 would be available for projects that results in higher costs. The Borough is obligated to provide at least a 20% cost share. Based on the current cost estimate, the Borough will need to contribute a total of \$1,049,000 to close the funding gap for the Base Bid scope of work, or a total of \$2,480,000 if considering the Additive Alternate to replace existing DIP.

#### **Water Treatment Plant Improvements**

- The engineering design phase of this project has been funded by the Borough, through a variety of funding resources, including ARPA grant, General Fund Reserves, and Water Fund Reserves in the amount of \$1,107,963. An additional \$125,000 was recently approved for the packaged water treatment equipment shop drawings required to complete the design.
- We received the award letter for the State of Alaska Designated Legislative Grant in the amount of \$4,100,000 for this project.
- Denali Commission now anticipates a late July notice of awards in response to our \$2,000,000 grant application.
- DOWL's 35% level design was complete at the end of May, and staff have returned comments. The 35% level cost estimate projected a \$17M construction cost. Costs

will be further refined with the 65% level design and cost estimate, which are currently in development.

- A preselection solicitation for the packaged water treatment equipment is nearing completion for issuance.

#### **Lift Station Standby Generator at Wood Street**

- This project is funded by the remaining funds from the State of Alaska DCCED scheduled to benefit the hospital replacement project.
- The standby generator has been ordered from NC Power Systems who is expecting a Brazil factory release by the beginning of August.
- The Contractor will be starting this project soon.

#### **High School Fire Alarm System Upgrades**

- Funding for this project is from the Community Development Block Grant (CDBG) in the amount of \$459,251. The Borough committed up to \$118,000 in match money.
- Design completion is required prior to releasing the construction bidding documents, expected in August 2022 pending Assembly approval of an amendment to the PSA to Morris Engineering Group, schedule during the July 26 Assembly meeting.

#### **Recreation Center & Pool HVAC and DDC Upgrades**

- Funding for this project is from the Community Development Block Grant – COVID (CDBG-CV) in the amount of \$806,000. There is not match requirement for this specific CDBG-CV grant.
- Due to the short timeframe for the total project, the State/CDBG has approved a non-competitive procurement for engineering design, the work under which has begun, and as well a sole source for the DDC system, which now requires Assembly approval as well. A request for approval is on the July 26<sup>th</sup> meeting agenda.

#### **Swimming Pool Exterior Siding Improvements**

- The Borough earmarked \$175,000 of the Lost Revenue Relief Grant funding for this project.
- A minor destructive investigation of the building's exterior wall system was performed to determine if wood frame deterioration has occurred. There was no wood framing deterioration found. The primary need is to replace the siding, a portion of which has deteriorated in the ground level splash zone.
- The Wrangell School District has requested to join in the siding and painting project for cost efficiencies for painting the High School and Middle School, and we are working to develop a joint project.
- A fee proposal was received from NorthWinds to assist with the level of drawings, details and technical specifications need for a construction contract / bid document. The cost is high to utilize a consultant; therefore, staff will reassess how to reduce the level of consultant work and perform more of the work in house. This project will likely occur in Spring/Summer 2023.

## **Locally-Funded Projects**

#### **Library Carpet Replacement**

- Funding for this project comes from the General Fund, in the amount of \$46,500.
- Materials are on order and anticipated to arrive Wrangell by early September after which the project will ensue with a Library facility shut down for approximately two weeks.

#### **Heritage Harbor Ramp Apron Concrete Paving**

- Funding for this project comes from the General Fund, in the amount of \$47,586.
- A preconstruction meeting is scheduled this week in advance of an August 1 construction start. The boat ramp/launch will be closed from August 1 – 19, allowing for construction time and the time for concrete curing.

#### **Mt Dewey Slope Geotechnical Analysis**

- Funding for this project comes from the General Fund, in the amount of \$62,162.
- The engineer and drilling company are scheduled to be in Wrangell for this work during the last week in Sept when here for the Upper Dam subsurface soil investigations.

#### **Airport Runway Light Generator & Electrical Connectivity**

- Funding for this project is projected to come from the General Fund, in the amount of \$26,500, and be reimbursed by ADOT.
- A budget amendment providing for project funds is on the July 26<sup>th</sup> Assembly meeting agenda. Following funding approval, an amendment to the engineering PSA will occur to be able to address design requirements of DOT and finalize before issuing a construction contract for bidding.

#### **Reid Street Sidewalk Replacement**

- Funding for this project comes from the Secure Rural Schools Fund, in the amount of \$55,000.
- Contracts are being finalized, and the Contractor anticipates a soon start.

#### **Diesel Generator #5 Upgrades**

- Funding for this project comes from the Light & Power Fund, in the amount of \$150,374.
- The engineering controls upgrades is anticipated during September following arrival of all parts. (MSI completed the engine overhaul work in FY22)

#### **12MW Power Plant Upgrades**

- Funding for this project comes from the Light & Power Fund, in the amount of \$570,000.
- The three 3MW transformers have been ordered and have an anticipated August 2023 arrival timeframe.
- As we await the transformers, work will move forward to prepare the remainder of the work to provide for the increased power plant capacity (upgrading from a 9MW to a 12MW capacity output plant) in advance of the new transformers' arrival.
- We are currently working with EPS to finalize engineering cost to present in advance of issuing a PSA.

#### **Upper Dam Stability and Repairs Alternative Analysis**

- Funding for this project comes from the Water Fund, in the amount of \$150,212.
- The engineer and drilling company are scheduled to be in Wrangell for this work during the last week in Sept.

#### **Meyers Chuck Harbor Replacement**

- Funding for this project comes from the Harbor Fund, in the amount of \$275,000 for design.
- A competitive solicitation to procure engineering design is required.
- A grant application is being developed for submission to the State of Alaska Harbor Facilities Grant Program., due by August 5<sup>th</sup>. The required 50% match for this grant was committed by the Borough Assembly on July 11<sup>th</sup> in the amount of \$1,166,185 from Port and Harbor Reserve Fund.

### **Loading Dock - Solid Waste Transfer Station Upgrades**

- Design for the loading dock is underway.
- Although the Borough has funded this project, a grant application was submitted to the Denali Commission requesting funding assistance. The success of our application should be known by the end of July.

### **Environmental Work Plan for Public Works Yard Site**

- An amendment to the engineers' PSA is required to proceed with further site investigations required by DEC.

### **Environmental Work Plan (former) Wilcox Automotive**

- An amendment to the engineers' PSA is required to proceed with further site investigations required by DEC.

### **Environmental Work Plan for Wrangell Medical Center**

- An amendment to the engineers' PSA is required to proceed with further site investigations required by DEC.

### **Nolan Center Roof Repairs**

- A competitive solicitation requires development.

### **Garage Asbestos Wallboard Removal**

- A competitive solicitation requires development.

### **Sunset Gardens Cemetery Expansion and Columbarium**

- A Professional Services Agreement (PSA) with the engineer is required.

### **Public Safety Building Underground Storage Tank (UST) Replacement and High School Underground Storage Tank (UST) Replacement**

- The report from the engineer's site visit was received. We are awaiting their associated fee proposal to perform the design of the necessary work to construction a new, above ground fuel tank and remove the old tank, complete with environmental assessment for adequate tank closure according to DEC requirements.

### **High School Elevator Modernization**

- Having worked through the requirements for the fire alarm system that will be required for the elevator, in conjunction with the new Fire Alarm System Replacement project that is pursuing with CDBG grant funds, the electrical engineer is finalizing review of the requirements to identify in a design build delivery method project for the elevator project.

### **AMI Metering System Replacement**

- A competitive solicitation requires development.

### **Generator Building Rehabilitation**

- A Professional Services Agreement (PSA) with the engineer is required.

### **Lift Station 8 Sewer Pump Station Rehabilitation**

- A competitive solicitation requires development.

## CITY & BOROUGH OF WRANGELL, ALASKA

### *BOROUGH CLERK'S REPORT*

#### SUBMITTED BY:

Kim Lane, Borough Clerk

#### **Upcoming Meetings & Other Informational dates:**

##### **Other City Boards/Commissions:**

**August 2** – Possible Planning & Zoning Commission mtg. at 6PM in the Assembly Chambers

##### **Community Events:**

**Primary State Election - Absentee Voting** starts August 1<sup>st</sup> and will end on August 15<sup>th</sup>.

Absentee Voting will take place in the Borough Assembly Chambers from 8:00 am to 4:00 pm Mon-Fri. (see below for voting information)

##### **Meetings and Other events of the Borough Assembly:**

**August 8** – Special Assembly Mtg. (if approved) at 5:30 PM in the Assembly Chambers

**August 23** - Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers

**September 13** – Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers

**September 20** – Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers

**October 6** – Canvass Board meets to count the Absentee / Questioned Ballots at 1:00 PM in the Assembly Chambers (either DeBord, Morrison, Dalrymple, or Howe (need 3) will be asked to be on the Canvass Board)).

**October 6** – Special Assembly Meeting to Certify the Borough Election at 5:30 PM in the Assembly Chambers

**October 11** - Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers

**October 25** - Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers

**Records/Laserfiche** – The order for the Records Management module has been placed! I will start the process very soon. I do not have any information on this yet, but I will report on it, when I do.

### **Election Information**

Here are the upcoming Elected Term Expirations:

#### **Borough Assembly:**

- Prysunka (Mayor)
- Powell
- Gilbert

#### **Port Commission:**

- Roppel
- Yeager

#### **School Board:**

- Ostrander
- Wilson
- Whitaker

**Declaration for Candidacy will be from August 2<sup>nd</sup>, through August 31<sup>st</sup>, 2022. I will have the forms available, in my office, for those wishing to declare their candidacy for an open seat, come October.**

These are the seats/terms that will be placed on the ballot on October 4th.

Borough Mayor: One – (2 Year Term)

Borough Assembly: Two – (3 Year Terms)

School Board: Two – (3 Year Terms)

School Board: One – (1 Year *Unexpired* Term until 10-2023)

Port Commission: Two – (3 Year Terms)

## For the upcoming August 16<sup>th</sup> Primary & November 8<sup>th</sup> General Elections ONLY

### 2022 State Elections Guide

#### Registering to Vote

Voters can register in-person in multiple ways, including with municipal clerks, a paper form by mail, or by visiting participating libraries or tribal offices. To register online, go to: [voterregistration.alaska.gov](https://voterregistration.alaska.gov)

Voters can check your voter registration status at: [myvoterinformation.alaska.gov](https://myvoterinformation.alaska.gov)

The deadline to register for the November 8<sup>th</sup> General Election is October 9<sup>th</sup>.

#### Ranked Choice Voting

Enclosed materials and several videos help explain ranked choice elections. See the following videos:

<https://www.elections.alaska.gov/RCV.php>

<https://youtu.be/NpBZVuH1OzQ>

<https://youtu.be/wvaJbC4ISPk>

#### August 16 Election

The August election will NOT be by-mail like the special primary earlier this summer. Voters can go to their local precinct the day of the election, early vote, or request an absentee ballot like prior elections.

Voters will first vote in an open, pick 1 primary. Voters won't have to choose a ballot – under the new system, all primary candidates for each office are on the same ballot, regardless of political affiliation, and voters will pick their favorite. The top four vote-getters advance to the November general election.

Find your [sample ballots for the primary election](#) on the Division of Elections website.

Voters will also have their first opportunity to vote on a ranked choice race in August. On the reverse side of their ballot, they will decide the U.S. House special election for Alaska's Representative that will serve until the next term starting in January.

#### November 8 Election

In November, voters will vote on multiple ranked choice races as well as several yes/no items such as the automatic Constitutional Convention ballot question. Some helpful reminders for voters on ranked choice races are:

- **Rank the candidates you like in order of preference.**
- **Your favorite is your first choice.**
- **Ranking other candidates doesn't affect your first choice.**
- **When you rank the candidates, you give your vote more power.**



## Frequently Asked Questions

### **Q: How does Ranked Choice Voting work?**

A: In each race, voters will rank their choices in order of preference. Votes are counted in rounds.

This is what happens:

➤ Round One:

The Division counts all 1st choices. If a candidate gets 50% + 1 vote in round one, that candidate wins and the counting stops.

If not, counting goes to Round Two.

➤ Round Two (and beyond):

The candidate with the fewest votes gets eliminated. If you voted for that candidate, your vote goes to your next choice, and you still have a say in who wins.

If your first-choice candidate was not eliminated, your vote stays with them. Votes are counted again.

This keeps happening in rounds until two candidates are left and the one with the most votes wins.

### **Q: If I rank four candidates, does that mean I voted four times?**

A: No. Only one vote counts per race. Your 2nd (or later) choice only matters if your 1st choice fails to get enough votes and is eliminated.

### **Q: Do I have to rank all the candidates?**

A: You can rank as many or as few as you want. Ranking additional candidates ensures that you have a voice in choosing your representative, even if that person is not your 1st choice.

### **Q: When will we know who wins?**

A: Alaska law allows ballots that are postmarked by Election Day and received within 15 days to be counted. Only 1st choice results will be released until all votes are processed, then reports showing how many votes each candidate had in every round, and how votes were transferred when candidates were eliminated, will be available on the Division of Elections website ([elections.alaska.gov](http://elections.alaska.gov)).

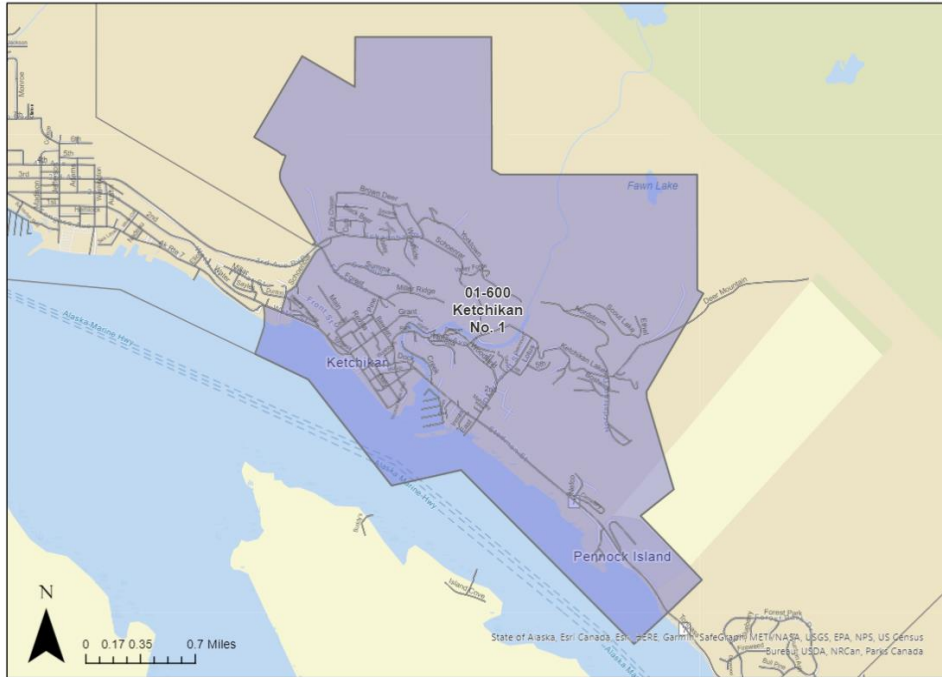
## Redistricting

This year, there are new House and Senate districts for the Alaska Legislature based off the results of the 2020 Census. For many rural parts of the state these districts look very similar to prior years, though communities on the road system may see more dramatic changes. These changes also mean nearly every state legislative seat is up for election.

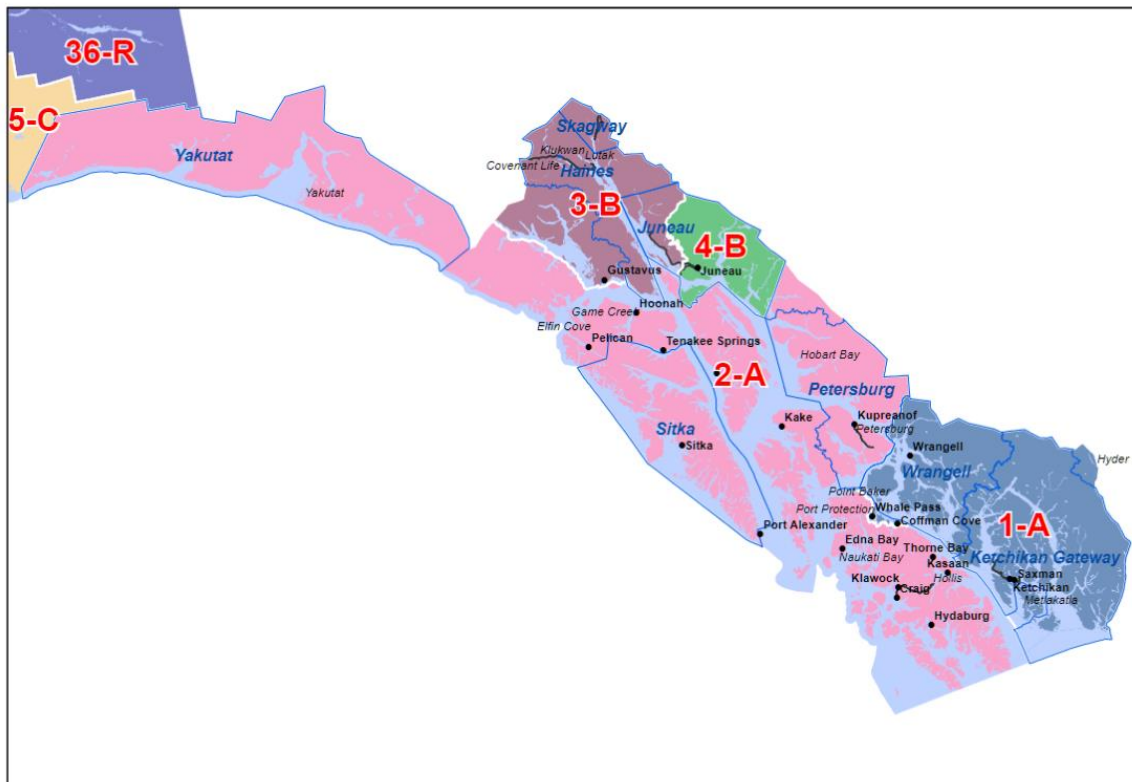
See the new house districts and the precincts that have been established based on these districts below.

Precinct: 01-600 Ketchikan No. 1

May 24, 2022 Interim Redistricting Plan



### May 2022 Board Proclamation Southeast Redistricting Plan Adopted by the Alaska Redistricting Board 05/24/2022



**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>11</b>

Approval to move forward with the Sale of City-Owned Tidelands, Lot 6, block 84B, Wrangell Tidelands Addition, currently leased by Ben Curtis, requested by Ben Curtis and Shirley Wimberley

<u>SUBMITTED BY:</u>
Kim Lane, Borough Clerk

<u>FISCAL NOTE:</u>		
<b>Expenditure Required:</b>		
FY 20: \$	FY 21:	FY22:
<b>Amount Budgeted:</b>		
FY22 \$0		
<b>Account Number(s):</b>		
<b>Account Name(s):</b>		
<b>Unencumbered Balance(s) (prior to expenditure): See Agenda Statement</b>		

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1.) Wimberley/Curtis Request with map of area 2) memos from Port and P&Z Commissions

**MAYOR PROCEDURE:** Declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Persons who signed up to talk on this item shall be called to the podium.

Once all persons have been heard, declare the Public Hearing closed and entertain a motion.

**RECOMMENDATION MOTION:**

Move to approve moving forward with the Sale of City-Owned Tidelands, Lot 6, block 84B, Wrangell Tidelands Addition, currently leased by Ben Curtis, requested by Ben Curtis and Shirley Wimberley.

## SUMMARY STATEMENT:

We received a request from Ben Curtis and Shirley Wimberley to purchase the City-Owned Tidelands that they are currently leasing.

Please note that City does not favor selling tidelands as PER WMC 16.12.030 - Sale of tidelands.

A. The policy of outright disposal by sale of tide and submerged lands is not favored; the orderly development of the borough with due consideration toward ocean resource harvesting, municipal revenue and public recreation would indicate a strong preference toward tidelands leasing. However, when it is in the public interest, the assembly may, by resolution, authorize the sale of tracts of tide and submerged lands in the manner provided for the sale of other real property owned by the borough. Tidelands, which may be sold pursuant to this section, as that term is used herein, refers only to those tide and submerged lands conveyed by the state of Alaska to the then-City of Wrangell pursuant to AS [38.05.820](#).

The reasoning behind the Wimberley/Curtis request is because they are having some rock work done around the house and filling in the tidelands. They have obtained the Corps Permit to do this. They are also adding some pilings and a dock. They have until 2-28-2026 to complete this work so they will be doing this work soon.

Further, because of the amount of work (listed above) that they have scheduled, they would prefer to own the tidelands, rather than lease them.

The Port Commission and Planning & Zoning Commission have both written memos on this request and those memos are attached.

**Planning & Zoning and Port Commission's Condition(s): All fill, piling, float & boat moorage need to be inside the property lines of the purchased tidelands.**

These conditions will be added to the Resolution that approves the sale at a future meeting.

Following WMC 16.12.040, after the Commission memos were received, this item was placed on the next Agenda (July 26<sup>th</sup>) for a Public Hearing. Property owners who are within 300 feet of the proposed tidelands were notified of this Public Hearing.

If the Assembly approves moving forward with the sale of these tidelands, the next step will be to obtain an appraisal and post the public notice, inviting those who want to protest the sale, to do so. This will be done 30-days prior to the approval of the tidelands comes to the Assembly for approval. Although the tidelands are currently leased to the applicant, the last assessment was done back in 2019.

WMC 16.12.040(9) - Additionally, no sale of tidelands shall occur except upon a public hearing as per WMC 16.12.040(2). At the public hearing, the applicant must clearly demonstrate the benefits of sale of the subject tidelands tract that could not be realized by the borough through leasing; a determination by the assembly adverse to the applicant may not be appealed unless clearly erroneous. An applicant for purchase

of tidelands must conclusively demonstrate the outright sale of the nominated tidelands tract, as contrasted with the lease of such tract, is in the borough's best interest. The borough reserves the right to refuse sale of any tidelands tracts, regardless of sufficiency of proof.

## *City and Borough of Wrangell*

Date: June 10, 2022

To: Jeff Good, Borough Manager and Assembly

From: Carol Rushmore, Economic Development Director

Re: Request to purchase Borough tidelands, Lot 6, Block 84B, Tidelands Subdivision ATS 83, Parcel No. 02-013-107, requested by Benn Curtis and Shirley Wimberley

---

Applicant currently leases tidelands adjacent to their residence and is now seeking to purchase those tidelands due to a proposed development investment. They are proposing to replace piling of the floating dock and add fill surrounding the property.

The Planning and Zoning Commission at their meeting of June 9, 2022 moved to recommend to the Assembly to sell the requested tidelands to Benn Curtis and Shirley Wimberley with the following condition:

- 1) All fill, piling, float and boat moorage need to be inside the property lines of the purchased tidelands.

## Request from Shirley Wimberley (June 6, 2022)

Carol, Steve and Kim -

Benn (Rolland B Curtis) and I would like to purchase the tidelands that we are currently leasing at our primary residence at 1448 Peninsula St., Wrangell.

I have attached the P&Z map showing the parcel # 02-013-107. It has been previously surveyed and Mikey Howell has recently marked the property lines, including the tideland borders.

Brett Woodbury is scheduled to do some rock work for us around the house and he will be doing a lot of cleaning up and filling in of the tidelands. We already have the Corps Permit, also attached, for the work and also to add some pilings and a dock. We have until 2/28/2026 to complete the work, and are getting it going soon.

Because of the amount of work and improvements we are planning, we would really prefer to own the tidelands rather than just lease them.

Thank you for your consideration. If you would like more information, please do not hesitate to contact me.

Sincerely,  
Shirley B. Wimberley

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 125 feet  
Date: 6/17/2022  
56

Public Map



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY. PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-94  
 Mayor City of Wrangell  
 Ray McGee  
 PRINTER NAME

**NOTARY'S ACKNOWLEDGEMENT**

US OF AMERICA  
 STATE OF ALASKA  
 CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF April, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Ray McGee TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Ray McGee  
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES 10-24-94

**CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS OF THE CITY OF WRANGELL IN THE NAME OF City of Wrangell AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 1994 WILL BE DUE ON OR BEFORE July 31, 1994, DATED THIS 17th DAY OF April 1994.

Christie Johnson, Property Assessor  
 ASSESSOR CITY OF WRANGELL

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 19 DATED April 12, 1994 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-15-94  
 Chairman, Planning Commission  
 Secretary

**CERTIFICATE OF APPROVAL BY THE COUNCIL**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK 12 PAGE 21 DATED April 26, 1994 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-18-94  
 Mayor, City of Wrangell  
 Attest:  
 City Clerk

**CERTIFICATE OF APPROVAL BY THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

APPROVAL OF THIS SUBDIVISION IS BASED ON THE REPRESENTATION THAT NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON ANY LOT, CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. ANY ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

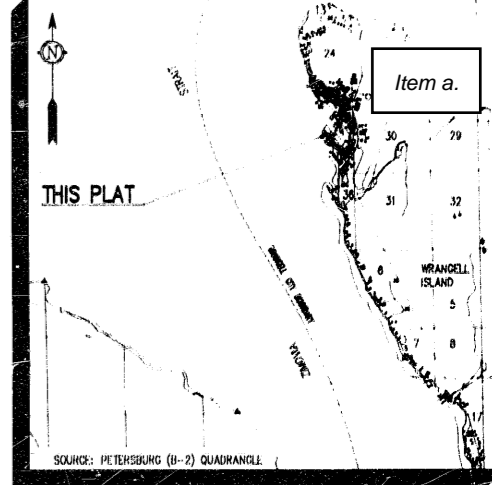
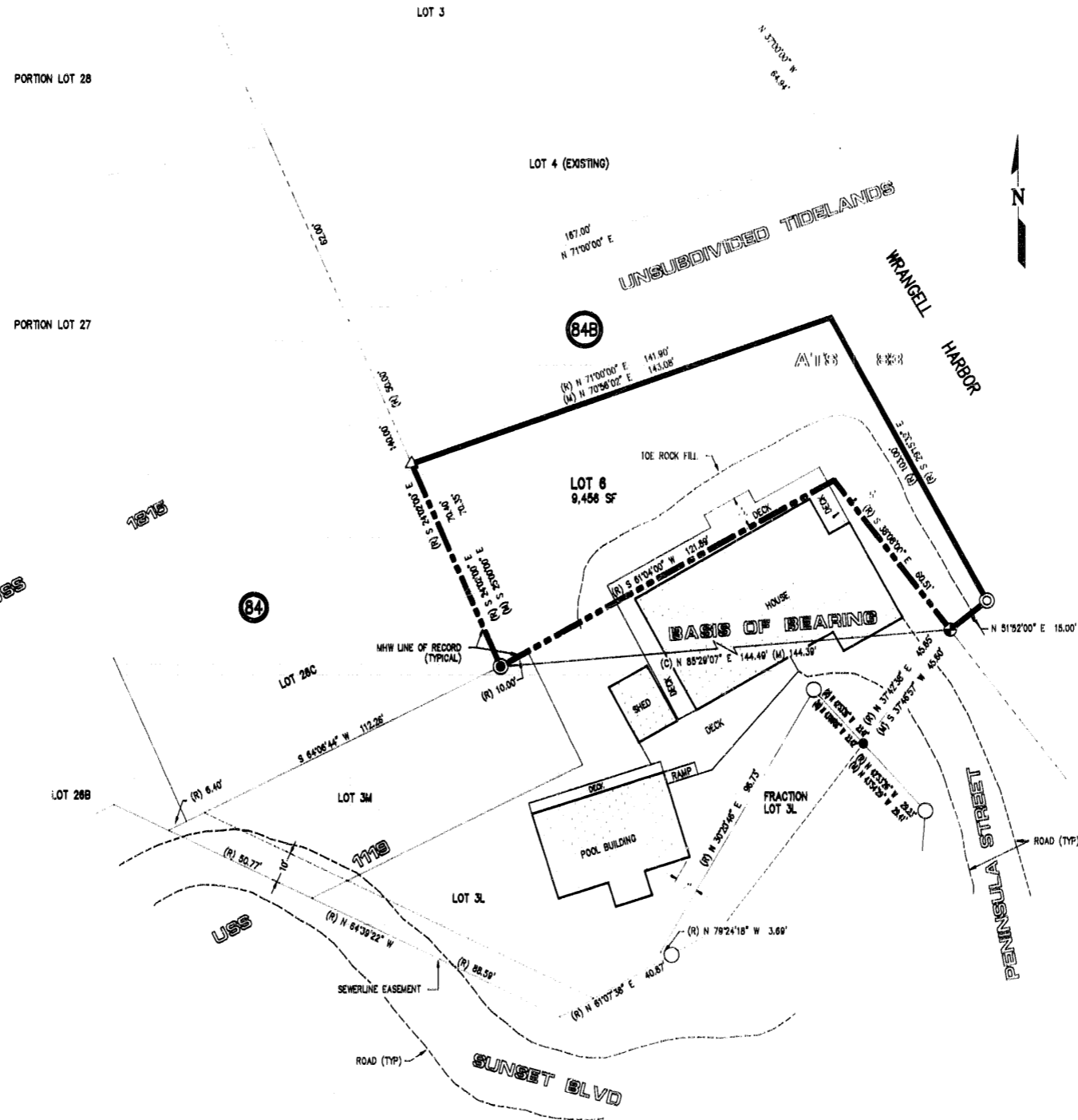
SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

Ray Scheff ENV. ENGR. DATE: 3-22-94  
 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 APPROVING OFFICIAL

**GREG SCHEFF & ASSOCIATES**  
 LAND SURVEYORS & ENGINEERS

BOX 1849 SITKA, ALASKA 99835  
 (907) 747-6700

57 WRANGELL, ALASKA 99929  
 2177

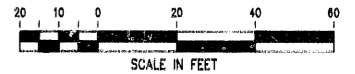


**VICINITY MAP**  
 SCALE 1"=1 MILE

- LEGEND**
- ⊕ SECONDARY MONUMENT (RECOVERED POOL) BRASS CAP IN PIPE
  - SECONDARY MONUMENT (E.M.P.S.) BRASS DISC IN BEDROCK
  - ⊙ SECONDARY MONUMENT (RECOVERED EMP'S) REBAR AND PLASTIC CAP
  - ⊙ SECONDARY MONUMENT (SET LS 6700) 5/8" REBAR AND ALUMINUM CAP
  - △ SECONDARY MONUMENT (RECOVERED) 3/4" IRON PIPE "TWO" TYP.
  - SECONDARY MONUMENT (E.M.P.S.) REBAR AND ALUMINUM CAP
  - (R) RECORDED DATA
  - (C) COMPUTED DATA
  - (M) MEASURED DATA

- PLAT NOTES**
1. RECORD DATA REFERS TO PLAT NO. 85-7, WRANGELL RECORDING DISTRICT
  2. LOT 4, BLOCK 84B, WRANGELL TIDELANDS ADDITION IS AN EXISTING LOT AS SHOWN ON HUBBELL & WALLER'S TIDELANDS ADDITION PLAT, DATED OCT. 15, 1982
  3. OFFSET DISTANCES FROM THE PROPERTY LINE TO THE IMPROVEMENT, ARE SHOWN TO THE NEAREST FOOT
  4. THIS PLAT IS NOT TO BE SCALED FROM; USE DIMENSIONS SHOWN FOR THE APPROXIMATE LOCATIONS

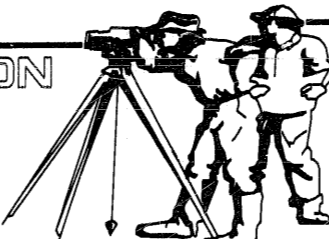
94-6  
 WRANGELL  
 MAY 20 1994  
 CITY OF WRANGELL  
 ROBERT S. B.  
 WRANGELL, ALASKA



**WRANGELL RECORDING DISTRICT**  
**PROJECT: TIDELANDS SUBDIVISION**

SUBDIVISION OF UNSUBDIVIDED TIDELANDS ATB #63  
 ADJACENT TO LOTS 3L, 3M, AND 28C, BLOCK 84  
 WRANGELL TOWNSHIP, U8S 1119, U8S 1915  
 CREATING LOT 6, BLOCK 84B, ATB #63, WRANGELL TIDELANDS ADDITION

CLIENT: BENN CURTIS, BOX 140, WRANGELL, ALASKA 99929



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JANUARY/MARCH 1984, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: \_\_\_\_\_ SURVEYOR: GREGORY G. SCHEFF LS 6700

DESIGNED: UZA	SHEET
DRAWN: GDS/ACAD	
CHECKED: GREGORY G. SCHEFF	
DATE OF SURVEY: 1-7-84	
DATE OF PLAT: 3-16-94	
SCALE: 1"=20'	
SURVEYOR: GREGORY G. SCHEFF	
PROJECT NO. 51091-05-00	

WRANGELL 94-6



Item a.

**DEPARTMENT OF THE ARMY**  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
P.O. BOX 6898  
JBER, AK 99506-0898

March 5, 2021

Regulatory Division  
POA-2020-00447

Mr. Rolland B. Curtis  
Post Office Box 140  
Wrangell, Alaska 99929

Dear Mr. Curtis,

Enclosed is the signed Department of the Army (DA) permit, file number POA-2020-00447, Zimovia Strait, which authorizes the construction of a stacked rock wall and backfill, as well as the construction of a dock and level pad. The project site is located at Latitude 56.4652° N., Longitude 132.3849° W.; 1448 Peninsula Boulevard, in Wrangell, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at: [Roberta.K.Budnik@usace.army.mil](mailto:Roberta.K.Budnik@usace.army.mil), by mail at the address above, by phone at (907) 753-2785, or toll free from within Alaska at (800) 478-2712, if you have questions or to request a hard copy of this letter and enclosures. For more information about the Regulatory Program, please visit our website at: [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sincerely,

Roberta K. Budnik  
Project Manager

Enclosures

cc:

Mr. Brett Woodbury, Agent  
Mr. Rolland Curtis, Applicant  
ADEC

[brettwoodbury@gmail.com](mailto:brettwoodbury@gmail.com)  
[benncurtis@ymail.com](mailto:benncurtis@ymail.com)  
[dec-401cert@alaska.gov](mailto:dec-401cert@alaska.gov)

## DEPARTMENT OF THE ARMY PERMIT

**Permittee:** Mr. Rolland B. Curtis

**Permit No.:** POA-2020-00447, Zimovia Strait

**Issuing Office:** U.S. Army Engineer District, Alaska

**NOTE:** The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

**Project Description:** Discharge up to 4,520 cubic yards (CY) of fill material into 0.04-acre below the High Tide Line (HTL) of Zimovia Strait in order to create a stacked rock wall (237 CY) and fill behind the wall to level the ground with the top of the wall, as well as create a level pad in front of the wall (4,247 CY). Additionally, six 13-inch diameter galvanized steel pile will be installed along the face of the rock wall to support a 10-foot wide by 130-foot long dock. The pad in front of the rock wall will provide a level area for the dock to rest at low tides. Piles will be driving from the constructed fill pad at low tide when the area is completely dewatered.

All work will be performed in accordance with the attached plan, sheets [1-3], dated [November 24, 2020].

**Project Location:** Latitude 56.4652° N., Longitude 132.3849° W.; 1448 Peninsula Boulevard, in Wrangell, Alaska.

**Permit Conditions:**

**General Conditions:**

1. The time limit for completing the work authorized ends on **February 28, 2026**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Special Conditions:**

1. Your use of the permitted activity must not interfere with the public's right to free navigation on all navigable waters of the United States (U.S).
2. You must install and maintain, at your expense, any safety lights and signals prescribed by the United States Coast Guard (USCG), through regulations or otherwise, on your authorized facilities. The USCG may be reached at the following address and telephone number: Commander (dpw), 17th Coast Guard District, Post Office Box 25517, Juneau, Alaska 99802; or by telephone at (907) 463-2272.
3. The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S.. No claim shall be made against the U.S. on account of any such removal or alteration.
4. All work, including fill placement and dock construction, must be completed during low tidal stages while the work area is dewatered.
5. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

**Further Information:**

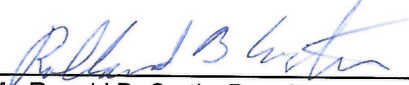
1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
  - (X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
  - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
  - ( ) Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413).
2. Limits of this authorization.
  - a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.
  - b. This permit does not grant any property rights or exclusive privileges.
  - c. This permit does not authorize any injury to the property or rights of others.
  - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
  - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the U.S. in the public interest.
  - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
  - d. Design or construction deficiencies associated with the permitted work.
  - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
- a. You fail to comply with the terms and conditions of this permit.
  - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
  - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

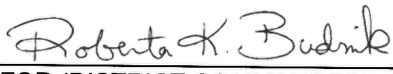
6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

  
 \_\_\_\_\_  
 Mr. Ronald B. Curtis, Permittee

62-16-2021  
 (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

  
 \_\_\_\_\_  
 FOR (DISTRICT COMMANDER)  
 Colonel Damon A. Delarosa  
 Roberta K. Budnik, Project Manager  
 South Branch, Regulatory Division

03/05/2021  
 (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFEREE)

\_\_\_\_\_  
(DATE)



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Environmental  
Conservation

DIVISION OF WATER  
Wastewater Discharge Authorization Program

555 Cordova Street  
Anchorage, Alaska 99501-2617  
Main: 907.269.6285  
Fax: 907.334.2415  
[www.dec.alaska.gov/water/wastewater](http://www.dec.alaska.gov/water/wastewater)

December 28, 2020

Mr. Benn Curtis  
1448 Peninsula Blvd  
Wrangell, Alaska 99929

Re: Curtis Floating Dock  
POA-2020-00447, Zimovia Strait

Dear Mr. Curtis:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed Certificate of Reasonable Assurance for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the restoration of a pile supported floating and associated residential development in Wrangell, Alaska.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 20 days of the permit decision. Visit <http://dec.alaska.gov/commish/review-guidance/> for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, PO Box 111800, Juneau, AK 99811-1800; Location: 410 Willoughby Avenue, Suite 303, Juneau within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema  
Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)  
Roberta Budnik, USACE, Anchorage  
George Woodbury, Woodbury Enterprise

Kate Kanouse, ADF&G/Habitat, Anchorage  
Juneau USFWS Field Office  
Region 10 EPA, AK Operations

**STATE OF ALASKA**  
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Water Quality Certification**

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a water quality certification is issued to Mr. Been Curtis at 1448 Peninsula Blvd, Wrangell, Alaska 99929 for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the restoration of a pile supported floating and associated residential development in Wrangell, Alaska.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2020-00447) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Department's Public Notice POA-2020-00447 posted from December 1 to December 16, 2020.

**Project Description and Location**

The applicant's stated purpose is to restore a piling supported floating dock and contain the property with a rock fill contained by a stacked rock wall. This will make it possible to secure the upland and manage the property. The applicant proposes placement of approximately 4,500 cubic yards (CY) of material into 0.4 acres of intertidal WOUS, including 0.01 acre of wetlands, to construct the rock wall and restore the dock. The dock will be 10 feet wide by 130 feet long. The dock is supported by six 13-inch galvanized steel pilings that are spaced approximately 20 feet apart. The pilings would be driven into the dry toe of the existing fill or driven during low tide. The rock will be hauled to the sight in end dump trucks and spread with an excavator and compacted with a roller.

The proposed activity is located within Section 25, T. 62 S., R. 83 E., Copper River Meridian; Latitude 56.4652° N., Longitude -132.3849° W., in Wrangell, Alaska.

**Antidegradation Analysis Finding**

Pursuant to the Department's Antidegradation Policy and Implementation Methods at 18 AAC 70.015-.016, DEC finds that the project would comply with the requirements for Tiers 1 and 2 regarding water quality impacts to receiving water immediately surrounding the dredge or fill material. The use of appropriate best management practices and erosion and sediment control measures would adequately protect the existing water uses and the level of water quality necessary to protect existing uses. Any potential water quality degradation is expected to be temporary and limited and necessary to accommodate important social and/or economic development in the area.

**Conditions Necessary to Ensure Compliance with Water Quality Standards or other Appropriate Water Quality Requirements of State Law**

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result will comply with water quality requirements of the applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

Pursuant to 18 AAC 70.020(a) and the Toxics and Other Deleterious Organic and Inorganic Substances in 18 AAC 70.020(b), the following conditions are designed to reduce pollutants from construction activity to ensure compliance with the applicable water quality standards.

***Pollutants/Toxics***

1. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.



2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Construction equipment shall not be operated below the ordinary high-water mark if equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected and recorded in a log daily for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.
4. Fill material (including dredge material) must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.

### ***Turbidity***

5. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC (Teri Buck, 907-334-2281, [Teri.Buck@alaska.gov](mailto:Teri.Buck@alaska.gov)) prior to construction.

### ***Erosion and Sediment Control***

6. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include gullyng, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
7. Include the following BMPs to handle storm water and total storm water volume discharges as they apply to the site:
  - a. Divert storm water from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
  - b. Slow down or contain storm water that may collect and concentrate within a site and cause erosion of exposed soils.
  - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
8. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the market areas.
9. Natural drainage pattern shall be maintained, to the extent practicable, without introducing ponding or drying.

Date: December 28, 2020



James Kypkema, Program Manager  
Storm Water and Wetlands

**SELF-CERTIFICATION STATEMENT OF COMPLIANCE**

**Permit Number: POA-2020-00447**

Permittee's Name & Address (please print or type): Mr. Rolland B. Curtis, P.O. Box 140, Wrangell, AK 99929

Telephone Number: 907-306-0339

Location of the Work: 1448 Peninsula Blvd., Wrangell, AK

Date Work Started: \_\_\_\_\_ Date Work Completed: \_\_\_\_\_

**PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES \_\_\_\_\_ NO \_\_\_\_\_**  
**TO SCHEDULE AN INSPECTION PLEASE CONTACT \_\_\_\_\_**  
**AT \_\_\_\_\_**

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): \_\_\_\_\_

Acreage or Square Feet of Impacts to Waters of the United States: \_\_\_\_\_

Describe Mitigation completed (if applicable): \_\_\_\_\_

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Full Name of Permittee (printed or typed)

\_\_\_\_\_  
Date

POA-2020-00447

Project Location

**Legend**

■ POA-2020-00447

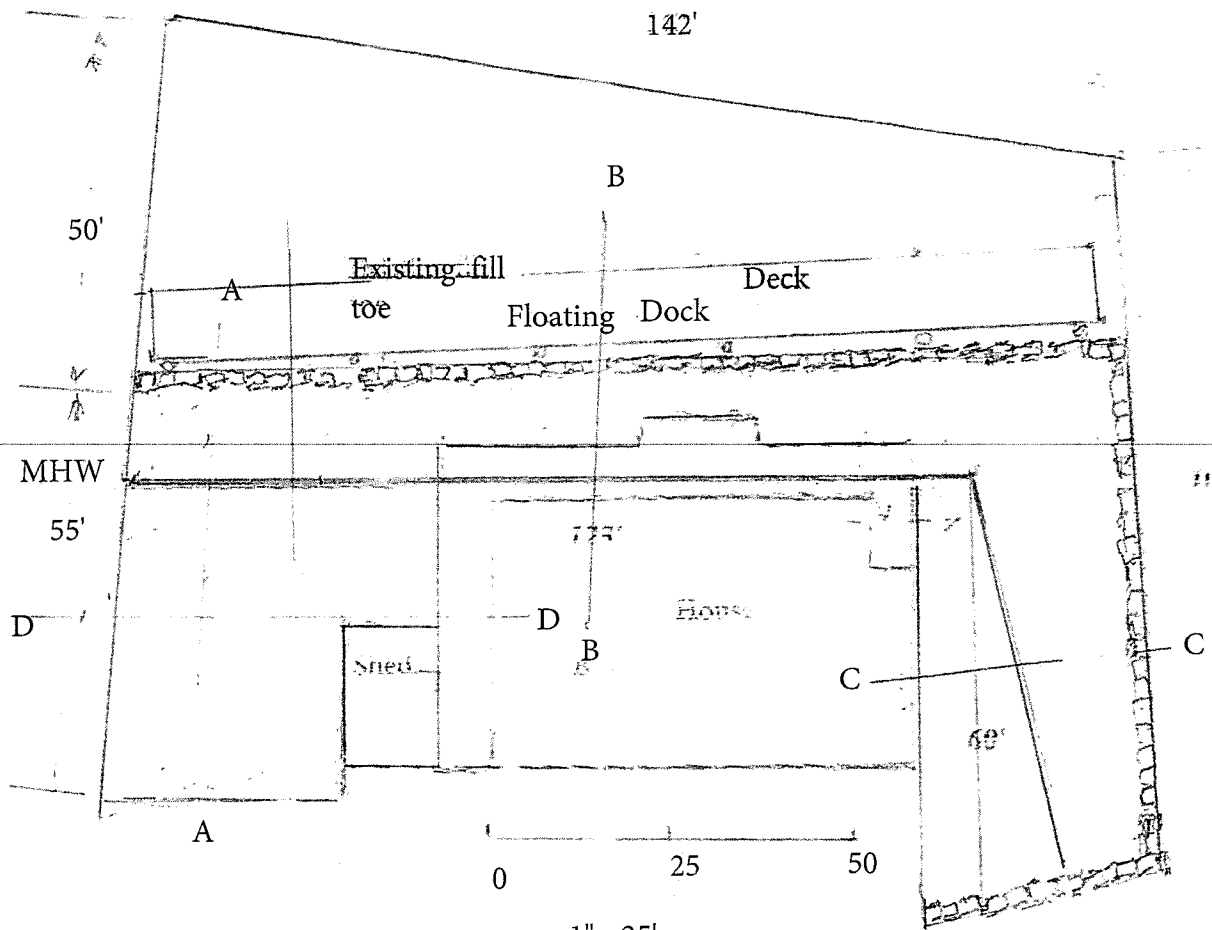
POA-2020-00447, Zimovia Strait, Mr. Ronald Curtis  
 Rock wall, fill, and dock  
 Lat. 56.4652 N., Long. 132.3849 W.  
 Sheet 1 of 3, November 24, 2020

POA-2020-00447

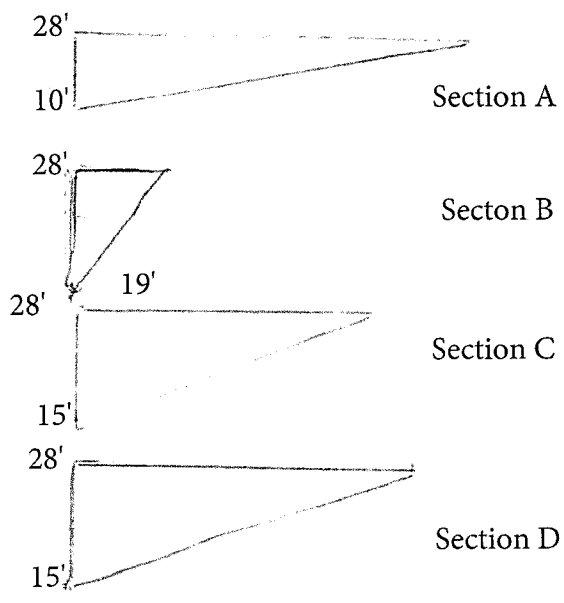


Google Earth

© 2020 Google  
Image © 2020 CNES / Airbus



Elavation



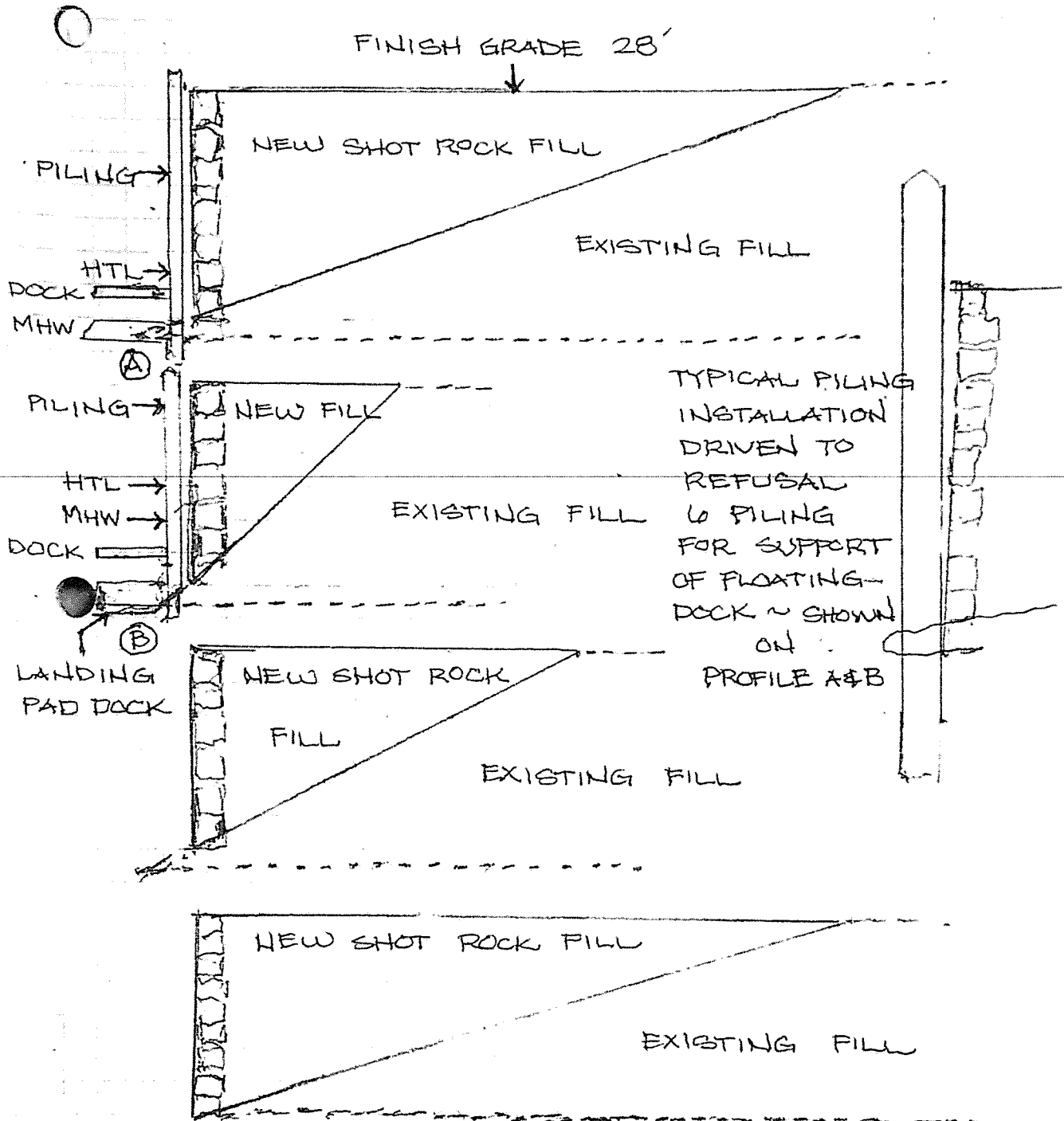
POA-2020-00447, Zimovia Strait, Mr. Ronald Curtis  
Rock wall, fill, and dock  
Lat. 56.4652 N., Long. 132.3849 W.  
Sheet 2 of 3, November 24, 2020

POA-2020-00447, Zimovia Strait, Mr. Ronald Curtis


Rock wall, fill, and dock

Lat. 56.4652 N., Long. 132.3849 W.

Sheet 3 of 3, November 24, 2020



PROFILES FOR BENJ CURTIS FILL  
POA - 2020 - 00447 - ZIMOVIA ST.  
AGENT GEORGE WOODBURY  
11 / 24 / 2020

 **This notice of authorization must be conspicuously displayed at the site of work.**

**United States Army Corps of Engineers  
ZIMOVIA STRAIT**

**A permit to:** Place 4520 CY fill in 0.04-ac below HTL of Zimovia Strait for a rock wall & level the ground with the top of the wall, & create a pad in front of the wall. 6, 13" steel piles will be installed along the wall to support a 10' x 130' dock.

**at:** Latitude 56.4652° N., Longitude 132.3849° W.

**has been issued to:** Mr. Rolland B. Curtis

**on:** March 5, 2021 **and expires:** February 28, 2026

**Address of Permittee:** Post Office Box 140, Wrangell, Alaska 99929

**Permit Number:**

**POA-2020-00447**

**FOR:** Roberta K. Budnik  
**District Commander**  
**Roberta K. Budnik**  
**Project Manager**  
**REGULATORY DIVISION**

## Memo

June 3<sup>rd</sup> 2022

The Port commission on June 2<sup>nd</sup> 2022, approved a motion for sale of tidelands. Motion to approve Ben Curtis and Shirley Wimberly request to purchase tidelands parcel #02-013-107 as stated in submittal letter.

There were only a few comments.

1. The piling and float need to be inside the property lines of the purchased tidelands.
2. How are tideland property prices assessed.
3. They would like to know what this tideland sells for in the end.
4. No objections

Steve Miller

Port Director

### **Steps for purchasing City-Owned Land (Tidelands) as per WMC 16.12**

#### As Per WMC 16.12.030 (A-B)

The policy of outright disposal by sale of tide and submerged lands is not favored; the orderly development of the borough with due consideration toward ocean resource harvesting, municipal revenue and public recreation would indicate a strong preference toward tidelands leasing. However, when it is in the public interest, the assembly may, by resolution, authorize the sale of tracts of tide and submerged lands in the manner provided for the sale of other real property owned by the borough. Tidelands, which may be sold pursuant to this section, as that term is used herein, refers only to those tide and submerged lands conveyed by the state of Alaska to the then-City of Wrangell pursuant to AS 38.05.820.

All sales of tide and submerged lands shall be public sales and shall be governed by the provisions of this chapter, insofar as applicable.

#### As Per WMC 16.12.040

1. The person wishing to purchase the borough-owned real property or borough-owned tidelands shall submit a request in writing, to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale at their next commission meeting.

The request shall state the purpose and proposed use of the requested borough-owned property or tidelands in detail including, but not limited to maps and complete written narrative.

2. After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a Public Hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the Public Hearing.
3. If the assembly approves moving forward with the sale, the clerk shall notify the applicant of the costs associated with the sale which include but are not limited to the survey (if required), appraisal, all public notices, and recording fees.
4. Once the applicant agrees to the costs associated with the sale, the clerk shall cause an appraisal of the interest to be disposed of to be made by a licensed appraiser, who shall submit a report, which will include his or her estimate of the market value of the interest.
5. If the borough-owned property or borough-owned tidelands require a survey, the applicant shall be responsible for obtaining that survey. If a survey is required, the



appraisal shall take place after the survey. Both the survey and the appraisal costs shall be the responsibility of the applicant.

6. Once the appraisal report has submitted, if the subject interest has a value of \$1,000,000 or less, the borough clerk will cause a notice of the proposed land or tidelands sale to be published for three consecutive weeks before final action of the borough assembly to approve or reject the sale, by resolution. The publication shall be published in the newspaper at least three times, with the final publication at least one week prior to the final action on the application. The notice shall identify the applicant and the location of the proposed sale. The notice shall state that anyone wishing to protest the sale must file a written protest with the borough clerk not later than a date identified in the notice. Such protest shall be in writing and shall state all reasons for the protest. Failure to timely protest as required by this subsection shall constitute a waiver of any right to purchase or use the location and shall waive any right to contest the awarding of the sale.
7. No sooner than one week after the date set for receipt of protests, the borough manager shall submit to the borough assembly a report and recommendation on each timely protest received by the borough. Following the required public notice period for the sale of land or tidelands, the assembly shall approve or reject the sale by resolution. Any protests received and the final report from the Borough Manager shall be included in the agenda item for the assembly, along with the appraisal report.
8. Terms. Upon final approval by the borough assembly by resolution, payment in full must be paid within 20 days in the form of a certified or cashier's check, cash or by electronic funds transfer (EFT). Payment due includes the appraised fair market value plus the survey cost, assessment, all public notices, and recording fees.
9. Additionally, no sale of tidelands shall occur except upon a public hearing as per WMC 16.12.040(2). At the public hearing, the applicant must clearly demonstrate the benefits of sale of the subject tidelands tract that could not be realized by the borough through leasing; a determination by the assembly adverse to the applicant may not be appealed unless clearly erroneous. An applicant for purchase of tidelands must conclusively demonstrate the outright sale of the nominated tidelands tract, as contrasted with the lease of such tract, is in the borough's best interest. The borough reserves the right to refuse sale of any tidelands tracts, regardless of sufficiency of proof.

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>13</b>

Approval to hold a Special Assembly Meeting on August 8, 2022

SUBMITTED BY:

Mason Villarma, Finance Director

FISCAL NOTE:

<b>Expenditure Required:</b>		
FY 21: \$	FY 22: \$	FY23:
<b>Amount Budgeted:</b>		
<b>Account Number(s):</b>		
<b>Account Name(s):</b>		
<b>Unencumbered Balance(s) (prior to expenditure):</b>		

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: None.

**RECOMMENDATION MOTION:**  
Move to approve holding a Special Assembly Meeting on August 8, 2022

**SUMMARY STATEMENT:**  
The purpose of calling this Special Assembly meeting is for the Assembly to consider the approval of the first reading of an Ordinance for a ballot proposition to approve two General Obligation Bonds for the renovation of the Public Safety Building and for various School Capital Projects. The details

of the bond issuance will be disclosed in the work session prior to the regular assembly meeting on 7/26/2022. A tentative schedule that outlines the issuance process is disclosed below:

- 1) **July 21<sup>st</sup>** – Amber/Tammy to provide Mason final cost estimate for PSB
- 2) **July 26<sup>th</sup> @ 5:30pm in City Hall** – Assembly Work session
  - a. Mason/Tammy to host a work session on a G.O. Bond Issuance. If we go up to 7pm, we will have to continue after the regular assembly meeting.
- 3) **July 27<sup>th</sup>** – Jeff/Kim/Mason: To work with attorney on ordinance language
- 4) **August 9<sup>th</sup>** – First Reading of the two G.O. Bond Issuances
- 5) **August 23<sup>rd</sup>** – Second Reading and Adoption of two G.O. Bond Ordinances effectively placing them on the October General Election Ballot/Mayor to appoint members to the G.O Bond Special Committee
- 6) **Last week of August** – Initial Special Committee Meeting (agenda to follow)
- 7) **2<sup>nd</sup> week of September** – Second Meeting of Special Committee (agenda to follow)
- 8) **4<sup>th</sup> week of September** –Third and Final Special Committee Meeting (agenda to follow)
- 9) **October 4<sup>th</sup> – ELECTION DAY**
- 10) **Mid-October** – Mason to submit bond application to Deven and Ryan at AMBBA
- 11) **November** – Application formally accepted and placed in early 2023 issuance queue
- 12) **January to March** – Bonds are sold on Wall Street
- 13) **May** – Borough receives bond proceeds
- 14) **June** – Assembly to increase Mill Rate to address the debt service of the issued bonds. Investment Committee to invest bond proceeds appropriately until construction begins (cannot violate arbitrage clause of AMBBA issuance)

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<b><u>AGENDA ITEM TITLE:</u></b>	<b><u>DATE:</u></b>	July 26, 2022
	<b><u>Agenda Section</u></b>	<b>13</b>

Approval of a Sole Source Procurement in Conformance with Section 5.10.050 (B) of the Wrangell Municipal Code from Meridian Systems, Inc. for the Recreation Center DDC Upgrades project in the amount of \$82,323

**SUBMITTED BY:**

Amber Al-Haddad, Capital Facilities Director


**Reviews/Approvals/Recommendations**

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. Meridian Systems Proposal dated June 14, 2022; 2. Honeywell May 24, 2022 letter confirming Meridian Systems as their Alaska Contractor Partner.

**RECOMMENDATION MOTION:**  
Move to approve a Sole Source Procurement in Conformance with Section 5.10.050 (B) of the Wrangell Municipal Code from Meridian Systems for the Recreation Center DDC Upgrades project in the amount of \$82,323.

## SUMMARY STATEMENT:

A grant in the amount of \$806,712 was received from the Community Development Block Grant (CDBG) for a Covid mitigation related project identified for Wrangell as the Recreation Center HVAC and Direct Digital (Temperature) Controls (DDC) Upgrades project. This project will consist of two separate contractor performance pieces due to the nature of the proprietary Honeywell DDC system that is already in use at the Recreation Center (Swimming Pool) and the short timeframe required for project completion under the grant. The entire project is required to be at least 80% complete by May 30, 2022, and with materials supply delays still a concern, time is of the essence in meeting this deadline.

In 2017, the first of a two-phase temperature control upgrades project was accomplished by replacing the pneumatic temperature controls with direct digital controls. The building zone addressed in that phase of Direct Digital Control (DDC) upgrades was the Natatorium and the Rec Center's office.

The current project scheduled to be constructed with CDBG-COVID grant funding will complete the second phase temperature control upgrades, from the existing pneumatic temperature controls to new direct digital controls for the remainder of the Recreation Center facility.

Having a robust DDC (and HVAC) system operation that provides for adequate air exchanges based on the design occupancy, including ventilation, filtration, air distribution and temperature and humidity control is critical to responding to potential health threats in enclosed spaces. The HVAC/DDC upgrades project promotes a long-term safe and healthy positive solution for the facility and its users. Replacing the pneumatic temperature controls with direct digital controls (DDC) will automate the system. The lack of having automatic control reduces the system's ability to prevent fluctuations as extreme as they might otherwise be with the equipment powered on and off at appropriate times based on various levels of building occupancy, temperatures, and humidity. Having the ability to automatically adjust system settings is beneficial to maintaining proper air flow for a health indoor air environment.

Under Wrangell's procurement code, WMC Section 5.10.050, Section B, competitive bidding is not required when materials can be furnished only by a single dealer. As referenced by the attached letter from Honeywell, Meridian Systems, Inc. is the authorized Alaska Contractor Partner for the Honeywell Niagara N4 software platform that we are using for existing DDC controls.

Following the CDBG grant program approval of the sole source request based on federal procurement regulations, we hereby seek Wrangell Borough Assembly approval to sole source the procurement of the Direct Digital Controls (DDC) for the Recreation Center's replacement of temperature controls through Meridian Systems in the amount of \$82,323.



5/24/2022

**Leon Parks**

Territory Manager  
Leon.parks@honeywell.com  
(253) 209-0441

To Whom It May Concern,

This letter is to certify that Meridian Systems Inc. is the Alaskan Honeywell Contractor Partner. They're authorized to purchase, install, program, & service the Honeywell Webs, Excel 5000, SymmetrE, Niagara N4 product lines.

Meridian Systems distributes Honeywell product and provides the following services: design, engineering, programming, installation, start-up and service. This includes Honeywell hardware/software (Niagara N4)—new Honeywell control systems, retrofit or expansions of Honeywell systems, replacement of other disparate control systems with Honeywell products, after sales service, and warranty of all Honeywell products installed in their territory.

Contact for Meridian Systems:

Jessi Cherry  
General Manager  
Office: (907) 279-3320 Ext. 107  
[jcherry@msicontrols.com](mailto:jcherry@msicontrols.com)

Sincerely,

Leon Parks  
Commercial Sales Representative Northwest Region

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>13</b>

Approval to list the Old Wrangell Medical Center Building and Land as described as Lot A, Block 54, WMC Replat, Plat 2018-6 with a Real Estate Agent

SUBMITTED BY:

Jeff Good, Borough Manager

FISCAL NOTE:

<b>Expenditure Required:</b>		
FY 21: \$	FY 22: \$	FY23:
<b>Amount Budgeted:</b>		
<b>Account Number(s):</b>		
<b>Account Name(s):</b>		
<b>Unencumbered Balance(s) (prior to expenditure):</b>		

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: Over the Counter sales documents

**RECOMMENDATION MOTION:**  
Move to Approve listing the Old Medical Center Building and Land with a Real Estate Agent.

**SUMMARY STATEMENT:**  
The Borough Assembly approved selling the Old Wrangell Medical Center building and land by Resolution No. 04-22-1690 on May 10, 2022. The bid ending date was June 30, 2022 at noon and there were no bids received.

As allowed in the approved Resolution, staff began advertising the building and land over-the-counter starting on July 5, 2022. There have been no bids, offers, or interest in the building and land.

Therefore, staff would like to list the building and land with a real estate agent for the value of \$830,000.

We continue to spend approximately \$80,000 on annual maintenance of the building.

If this item is approved, an RFP will be created and the approval of the Real Estate Agency will come back to the Assembly for approval.



# CITY AND BOROUGH OF WRANGELL

## OVER-THE-COUNTER SALE OF City Owned Lot FOR SALE - Revised

The City owned lot that is listed below was offered for sale pursuant to WMC 16.12.040 by a sealed bid process. The lot listed below did not receive any bids. The Borough Assembly approved Resolution No. 04-22-1690 on May 10, 2022 to authorize the lot to be sold over-the-counter if responsive bids were not received. Therefore, pursuant to Wrangell Municipal Code 16.12.105, **beginning on July 5, 2022, at 12:00 p.m.**, Wrangell City Hall, 205 Brueger Street, Wrangell, Alaska 99929, on a first-come, first-serve basis, and will be sold for the minimum value.

Successful purchaser will be required to sign and adhere to an *Intent to Purchase* document and will be required to obtain any necessary federal/state permits for development of the land. These permits could include, but are not limited, to Corps of Engineers wetland fill, a State water quality consistency determination, Borough building permit or other land use permits.

<u>Legal Description</u>	<u>MINIMUM VALUE</u>
Lot A, Block 54, WMC Replat, Plat 2018-6 And Former Wrangell Medical Center Building	\$830,000

**Sale Terms.** Lot A, Block 54, WMC Replat, Plat 2018-6 and the former Wrangell Medical Center building to be sold Where is-As Is. An exception is equipment that is currently stored in the small garage portion of the hospital, owned by Wrangell Hospice Loan Closet. This equipment will be moved before July 31, 2022 or the closing day, whichever is earlier.

### IMPORTANT ADDITIONAL INFORMATION TO BIDDER!!

Property Description:

The parcel being sold is 1.95 acres and is bordered by rights-of-way on three sides. The site is bordered on the north by First Avenue and on the south by Reid Street, both Borough rights-of-way, and on the west by Bennett Street, a State of Alaska right-of-way. The site has no access on the east side of the property. In 2018, the Borough obtained an encroachment permit (WRG-18-001) from the State of Alaska Department of Transportation and Public Facilities for 30 square feet of overhang for the awning and columns supporting the emergency room entrance to the former hospital. The permit may not be assigned or transferred, and it expires March 18, 2023.

The building is the former Wrangell Medical Center (hospital), which is currently vacant and was last occupied in April 2020. The property includes one primary structure. The primary structure is a two-story building with 30,596 square feet. The building was originally developed in 1967, with additions made in 1974, 1988, and again in 1994. Construction Type V with sprinklers, piling foundation, and wood framing, exterior insulated finished siding system, and standing seam metal roofing.

Outbuildings include one shed and a gazebo. There are no notable landscape features. The land area is 84,988 square feet.

#### Utility Information.

- Three-phase electrical service is currently provided via a transformer located on First Avenue that will remain with the property, to be owned by the new owner.
- There is a formerly used water service line that is abandoned in place from Bennett Street to the building.
- The water/fire line is a 6" ductile iron and routes into the building from First Ave near the east corner of the building. This line also goes directly to the boiler.
- The sewer line routes into the property and building from Reid Street to the south corner of the building. The service line is either very flat, has a belly in it, or it is damaged. This sewer service line needed to be cleared monthly when the hospital was in operation.

Rezone Requirements. The subject site is currently zoned OS (WMC 20.32 Open Space/Public) which is intended to provide for areas containing public facilities, existing potential public recreation sites, areas subject to natural hazards, public watersheds, and areas of critical wildlife habitat. The successful bidder, after completion of the sale, shall submit, if necessary, a request to the Planning & Zoning Commission to rezone the subject site, depending on the proposed planned use.

The successful bidder will be required to obtain all necessary federal/state/local permits for redevelopment of the land and building. These permits may include, but are not limited to, Corps of Engineers wetland fill, a State water quality consistency determination, Borough building permit or other land use permits.

The City & Borough of Wrangell reserves the right to reject any or all proposals, as it may best serve the interest of the Borough.

If you wish to view or have questions on the property or structure, please contact Amber Al-Haddad, Capital Facilities Director at 907-874-3902.

The Intent to purchase document and all Attachment are available on the Borough Website or at City Hall (205 Brueger Street, Wrangell, AK 99929) or by contacting the Borough Clerk at [clerk@wrangell.com](mailto:clerk@wrangell.com)

1. Land Appraisal from Reliant LLC (available upon request 150 pages)
2. Subject Plat
3. Subject Aerial
4. Subject Aerial (Google Maps)
5. Condition Survey Narrative
6. Condition Survey
7. Electrical Deficiency List
8. Mechanical Deficiency List
9. Life and Safety Drawings showing layout of building
10. Limited Asbestos Survey (2018)
11. Hazardous Materials Assessment (Sept 2020)

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>13</b>

Approval of an Amendment to the Professional Services Agreement with Morris Engineering Group, Inc. for continued Engineering Services for the High School and Middle School Fire Alarm System Replacement

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director

FISCAL NOTE:

<b>Expenditure Required: \$ 36,635</b>		
FY 22: \$	FY 23: \$ 36,635	FY24: \$

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Morris Engineering Group Fee Proposal dated 5/23/22 for Wrangell High School Fire Alarm Replacement

**RECOMMENDATION MOTION:**  
Move to Approve an Amendment to the Professional Services Agreement with Morris Engineering Group, Inc. for continued Engineering Services for the High School and Middle School Fire Alarm System Replacement.

**SUMMARY STATEMENT:**

A grant in the amount of \$459,251 was received from the Community Development Block Grant (CDBG) for the High School and Middle School Fire Alarm System Replacement project. The Borough committed the required match at a level of \$118,750. The federal environmental review requirements and confirmation of site control is now complete and the CDBG has approved project expenditures to begin.

The project schedule identifies the work of this project to be performed during the 2023 Summer School Break 2023. In order to meet that schedule the project should be issued for construction bidding by the end of August, allowing for bidding, submittals/shop drawings, Fire Marshal approval, and material acquisition.

Morris Engineering Group, Inc. (MEG) completed the 95% level engineering design for this project in 2021. Based on MEG's design work for this project, it is in the best interest of the project to continue working with them to finalize design and the contract documents in advance of issuing the project for competitive construction bidding.

Under Wrangell Municipal Code (WMC), Chapter 5, Section 5.10.050 When competitive bidding or quotations are not required, includes Item E, which include "Contractual services of a professional nature, such as legal, engineering, architectural, and medical services." The Assembly approved the original contract to Morris Engineering Group in early 2021, and the CDBG agency has approved issuing an amendment to the earlier-approved professional services agreement with MEG, as they were procured according to the Borough's procurement code, for the continued engineering services by MEG for this project.

Staff recommend approving an amendment to the Professional Services Agreement with Morris Engineering Group, Inc. for engineering design services for the High School and Middle School Fire Alarm System Replacement in the amount of \$36,635.



2375 Jordan Ave #7, Juneau, Alaska 99801, 907-789-3350

## Fee Estimate

5/23/2022

### WHS & Middle School Fire Alarm Replacement Bid Docs, Bidding, and CA Services

Finish design to Bid Docs, incorporate Div 0 and 1 docs from City of Wrangell, Bidding Services, and CA Services

<u>Description</u>	<u>Engineer</u> (Hrs)	<u>Drafting</u> (Hrs)	<u>Expenses</u>
<b>Site Visit</b>			
Final Walkthrough with notes/changes	8		\$ 850
<b>Final Design</b>			
Add Photos to plan sheets as needed	8	12	
Layout of fire alarm devices	6	8	
Design of conduit routing for new devices	4	4	
Mounting details for new devices	3	6	
Fire Alarm Riser Diagram changes	3	4	
Specifications	4		
Estimate	3		
Final Submittal	4	8	
Incorporate Div 0 & 1	12		
Totals	55	42	
<b>Hourly Rate</b>	\$185	\$105	
Fees	\$10,175	\$4,410	\$ 850
<b>Total Fee - Design</b>	<b>\$15,435.00</b>		

**Bidding**

Pre-Bid Conference	2		
Answer Questions/Addendums	16		
Totals	18	0	
Hourly Rate	\$185	\$105	
Fees	\$ 3,330	\$ -	
<b>Total Fee - Bidding</b>	<b>\$ 3,330</b>		

**Construction Services**

Pre-Construction Conference	2		
Review FA Shop Drawings	16		
Submittal Review	8		
DCVRs	16		
Progress Inspections (2)	16		\$ 1,700
Final Inspection	12		\$ 850
As-built Drawings	6	12	
Totals	76	12	
Hourly Rate	\$185	\$105	
Fees	\$ 14,060	\$1,260	\$ 2,550
<b>Total Fee - Construction Services</b>	<b>\$ 17,870</b>		

**CITY & BOROUGH OF WRANGELL, ALASKA  
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 26, 2022
	<u>Agenda Section</u>	<b>15</b>

**Executive Session:** Discussion on the strategies, in the best interest of the City and Borough of Wrangell, regarding the possible sale and disposition of the 6 – Mile Site Property (Old Mill Site)

SUBMITTED BY:

Jeff Good, Borough Manager

FISCAL NOTE:

<b>Expenditure Required:</b> \$XXX Total		
FY 21: \$	FY 22: \$	FY23: \$
<b>Amount Budgeted:</b>		
	FY22 \$XXX	
<b>Account Number(s):</b>		
	XXXXX XXX XXXX	
<b>Account Name(s):</b>		
	Enter Text Here	
<b>Unencumbered Balance(s) (prior to expenditure):</b>		
	\$XXX	

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. None.

**RECOMMENDATION MOTION:**  
I move, pursuant to AS 44.62.310 (c)(1), that we recess into executive session to discuss matters in which the immediate knowledge would clearly have an adverse effect upon the finances of the borough, specifically regarding the possible sale and disposition of the 6 – Mile Site Property (Old Mill Site).

**SUMMARY STATEMENT:**